



*IMMACULATE 2-BEDROOM APARTMENT IN PRESTIGIOUS
FORMER ABERDEEN CITY HOSPITAL DEVELOPMENT*



01224 472 441

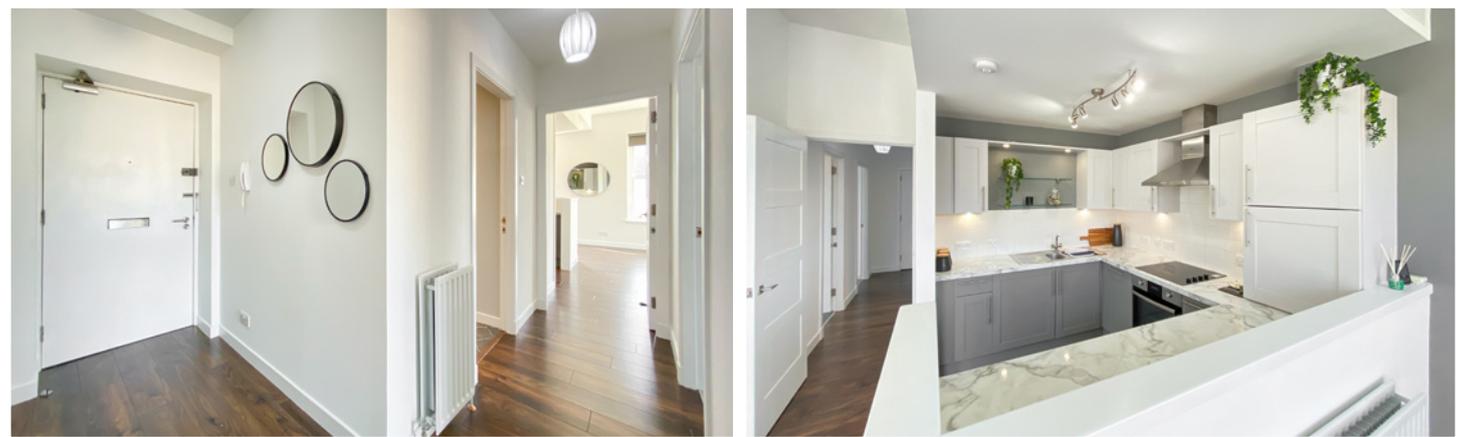


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Nestled within the prestigious development on the former City Hospital site, 142 Urquhart Road is an immaculate two-bedroom apartment which offers an exceptional standard of living. Perfectly suited for first-time buyers, professionals, or savvy investors, this property is truly a must-see.

STYLISH OPEN-PLAN LOUNGE & KITCHEN

The spacious open-plan lounge and kitchen area is the show-piece of the property. Bathed in natural light from dual-aspect windows, the space feels bright and welcoming throughout the day. The modern kitchen has been thoughtfully designed with sleek units and high-quality finishes, including integrated appliances such as a fridge/freezer, oven, hob, extractor fan, and washing machine. This space offers plenty of room for both relaxing and entertaining.









TWO SPACIOUS DOUBLE BEDROOMS

Both bedrooms are well-proportioned double rooms, each featuring built-in wardrobe storage to maximise floor space. They are tastefully decorated and benefit from excellent natural light, making them ideal for restful retreats or flexible work-from-home spaces.





Bedroom 2

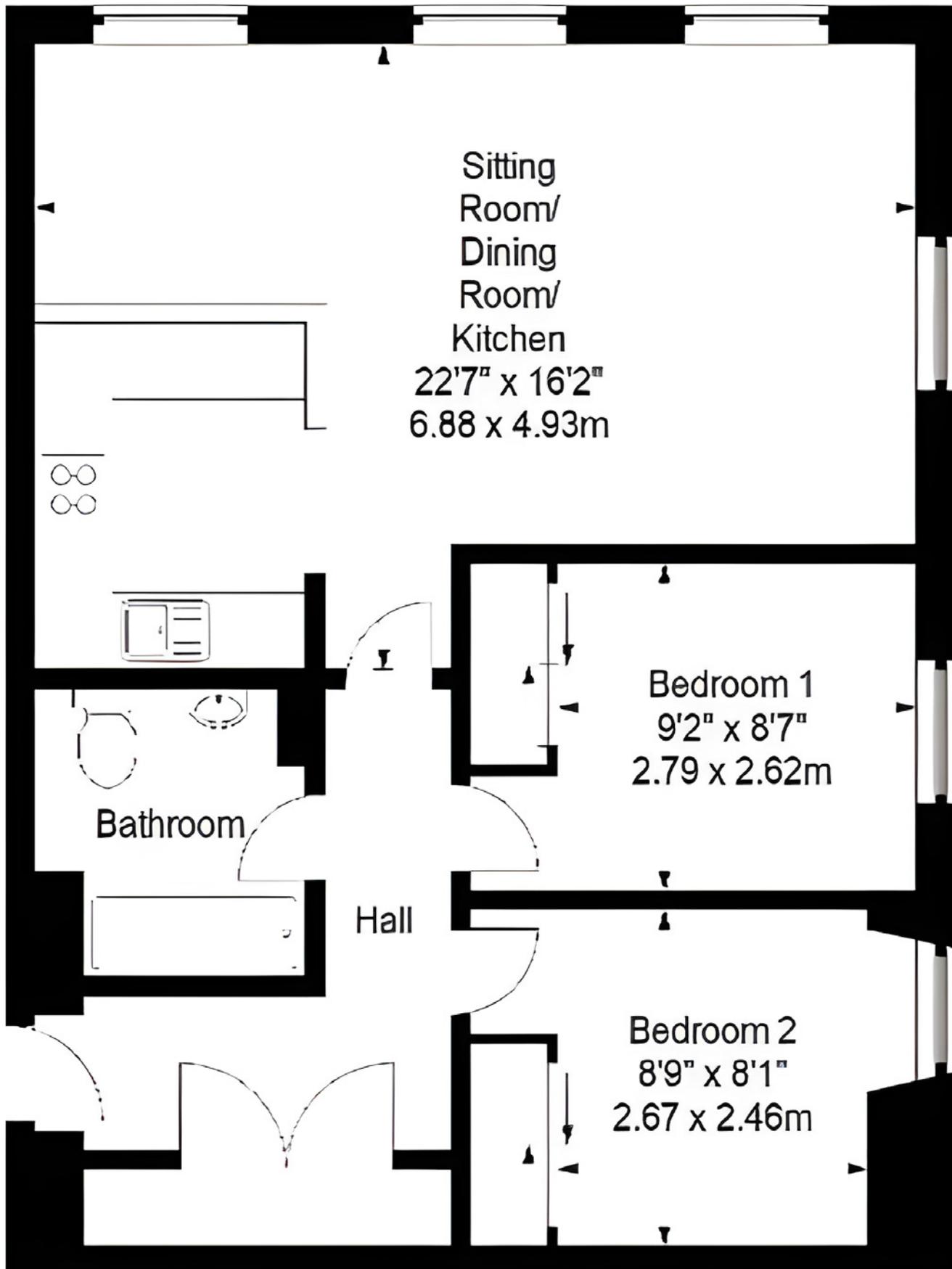




CONTEMPORARY BATHROOM

The centrally located bathroom is stylish and practical, featuring a full-sized bath with a shower overhead, modern tiling, and contemporary fittings. It provides both convenience and comfort for everyday living.





Gross internal floor area (m²): 67m²

EPC Rating: B

Floor Plan



ADDITIONAL FEATURES:

- Secure entry system for peace of mind
- Residents parking within the development with allocated space for the apartment
- Communal lockable bike store
- Access to beautifully landscaped communal grounds maintained to a high standard

Whether you're looking to step onto the Aberdeen property ladder or add a reliable property to your buy-to-let portfolio, this apartment presents a fantastic opportunity with high rental demand and strong long-term potential.

The Property



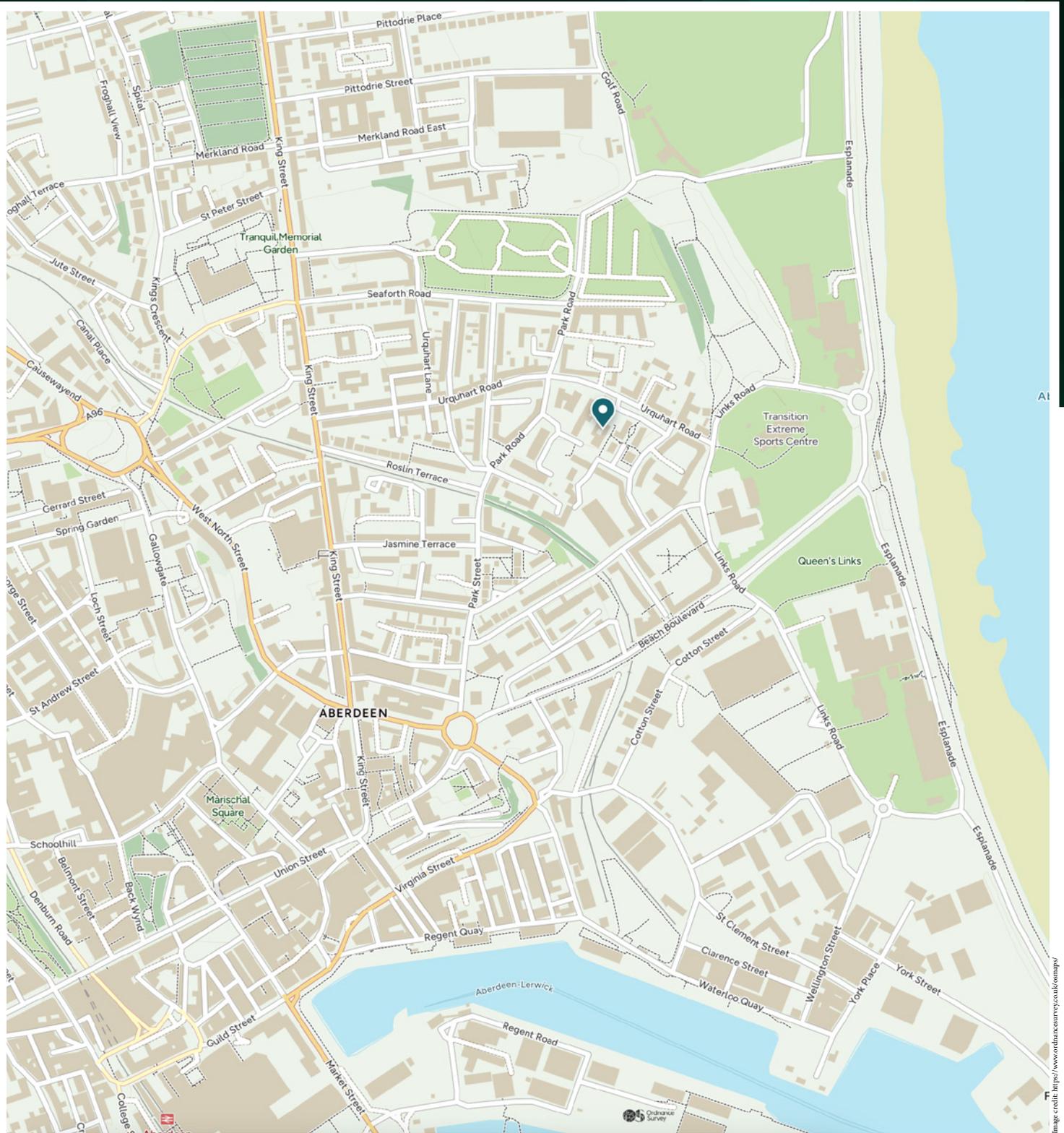


142 Urquhart Road, is located within the attractive and well-established development on the grounds of the former City Hospital. This prime residential area combines peaceful surroundings with excellent access to a wide range of amenities and transport links, making it ideal for both professionals and students alike. Just a short distance away, residents can enjoy a wealth of local leisure facilities, including a retail park, sports club, multi-screen cinema, swimming pool, and ice skating rink. A variety of restaurants, cafés, and shops are also within easy reach, offering something for every taste and lifestyle.

The property is particularly well positioned for access to the University of Aberdeen's King's College campus, which is just a short walk away. The city centre is also easily accessible by foot, bike, or public transport, offering a full range of high street stores, cultural attractions, and professional services.

For commuters and frequent travellers, the apartment is well served by excellent public transport links, including regular bus routes along King Street and nearby arterial roads. The Aberdeen Railway Station provides national rail services, while Aberdeen International Airport is approximately 20 minutes by car, offering both domestic and international flights for business and leisure travel.

The Location



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**Part
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Available**



THE SUNDAY TIMES
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Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
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