

26 Orchard Road

ABERDEEN, AB24 3DP



*TWO-BEDROOM END-TERRACE
PROPERTY WITH A FULL-SIZE BASEMENT*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



26 Orchard Road is a fantastic opportunity to purchase an exceptionally spacious two-bedroom end-terrace property with a full-size basement which has a separate entry at the property's rear, offering exceptional storage options and conversion possibilities.

This spacious, well-presented property has been refurbished and redecorated to a high standard. The property boasts many features, fresh neutral décor throughout and recent floor coverings. The property is set over two levels and is in an immaculate walk-in condition. You enter the accommodation via the storm porch, which accesses the hallway and accesses the ground floor accommodation. On this level, there is a contemporary kitchen with ample base and wall-mounted units with contrasting work surfaces, a bright, spacious lounge and an immaculate, modern family shower room.

Climbing the stairs are two double bedrooms on the upper floor, one benefiting from fitted wardrobes plus a hall cupboard. This property offers bright, generously sized accommodation, with full UPVC double glazing and gas central heating throughout.





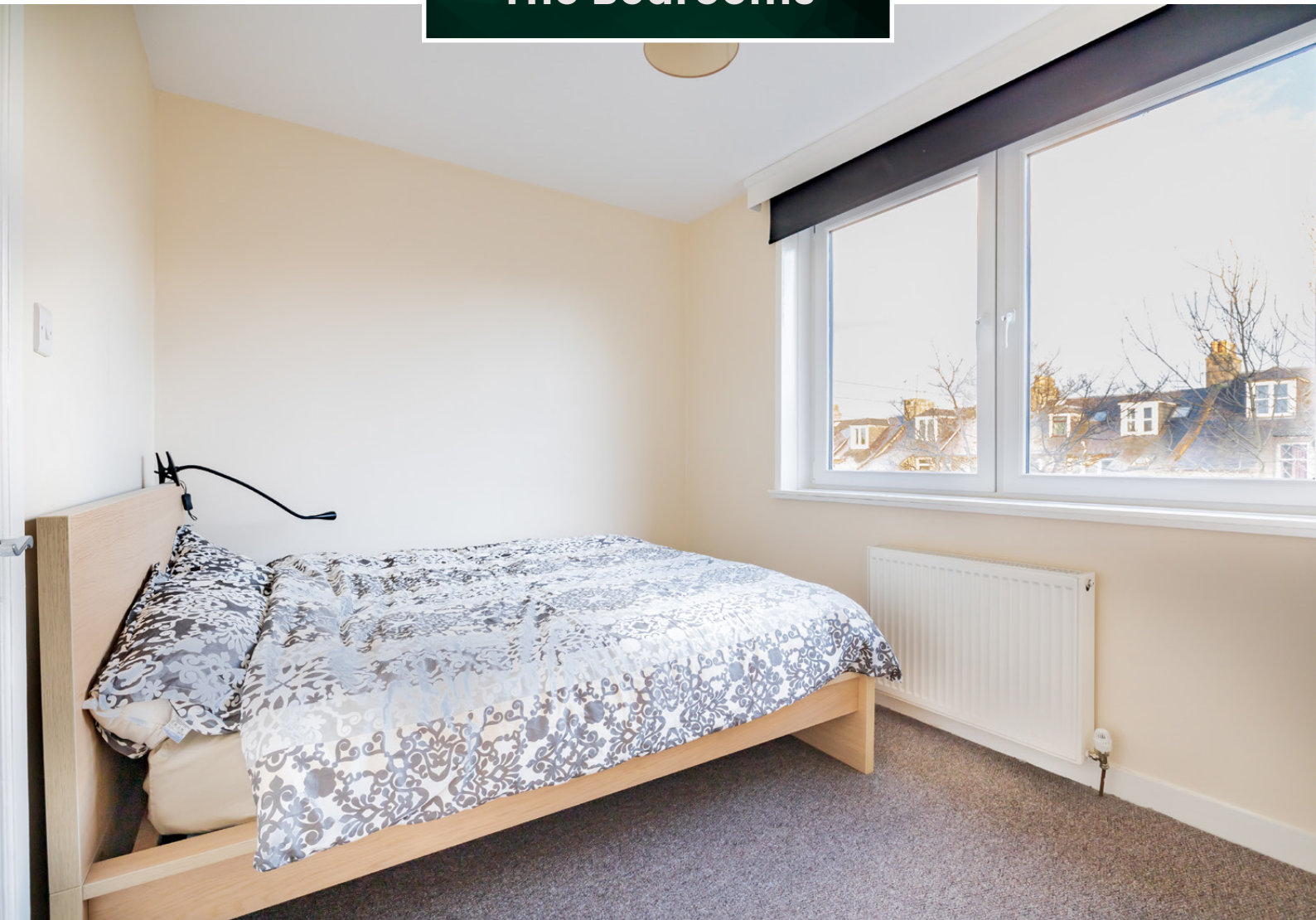
The Kitchen

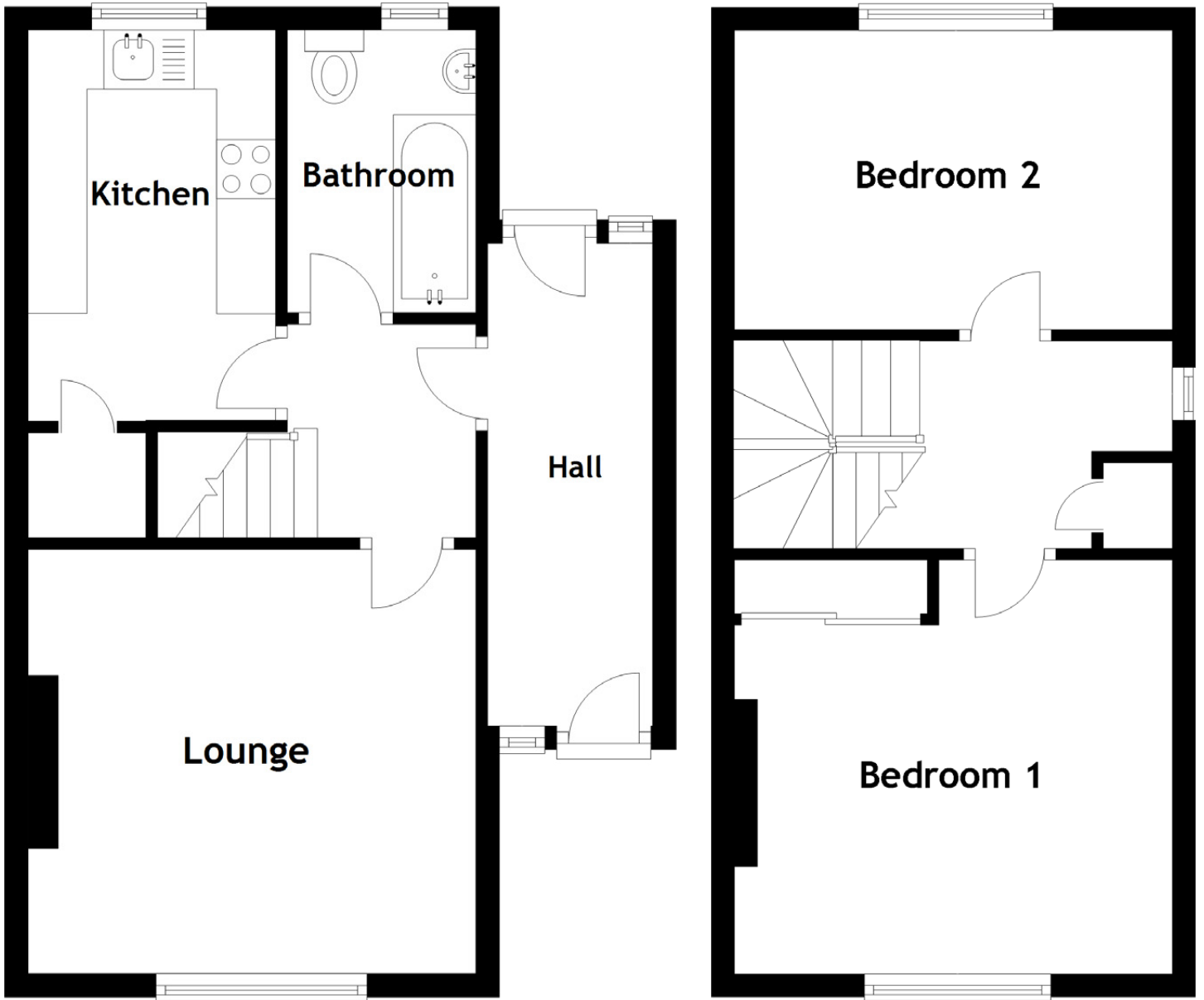






The Bedrooms





Approximate Dimensions

(Taken from the widest point)

Lounge 3.80m (12'6") x 3.60m (11'10")

Kitchen 3.60m (11'10") x 1.90m (6'3")

Bedroom 1 3.80m (12'6") x 3.60m (11'10")

Bedroom 2 3.80m (12'6") x 2.60m (8'6")

Bathroom 2.40m (7'10") x 1.60m (5'3")

Gross internal floor area (m²): 69m²

EPC Rating: D

To the front of the property, a gated path leads to the front door through a small walled garden with a neatly trimmed lawn. To the property's rear is a secure rear garden, again laid to lawn with a high perimeter fence, making this a safe environment for children and pets alike.





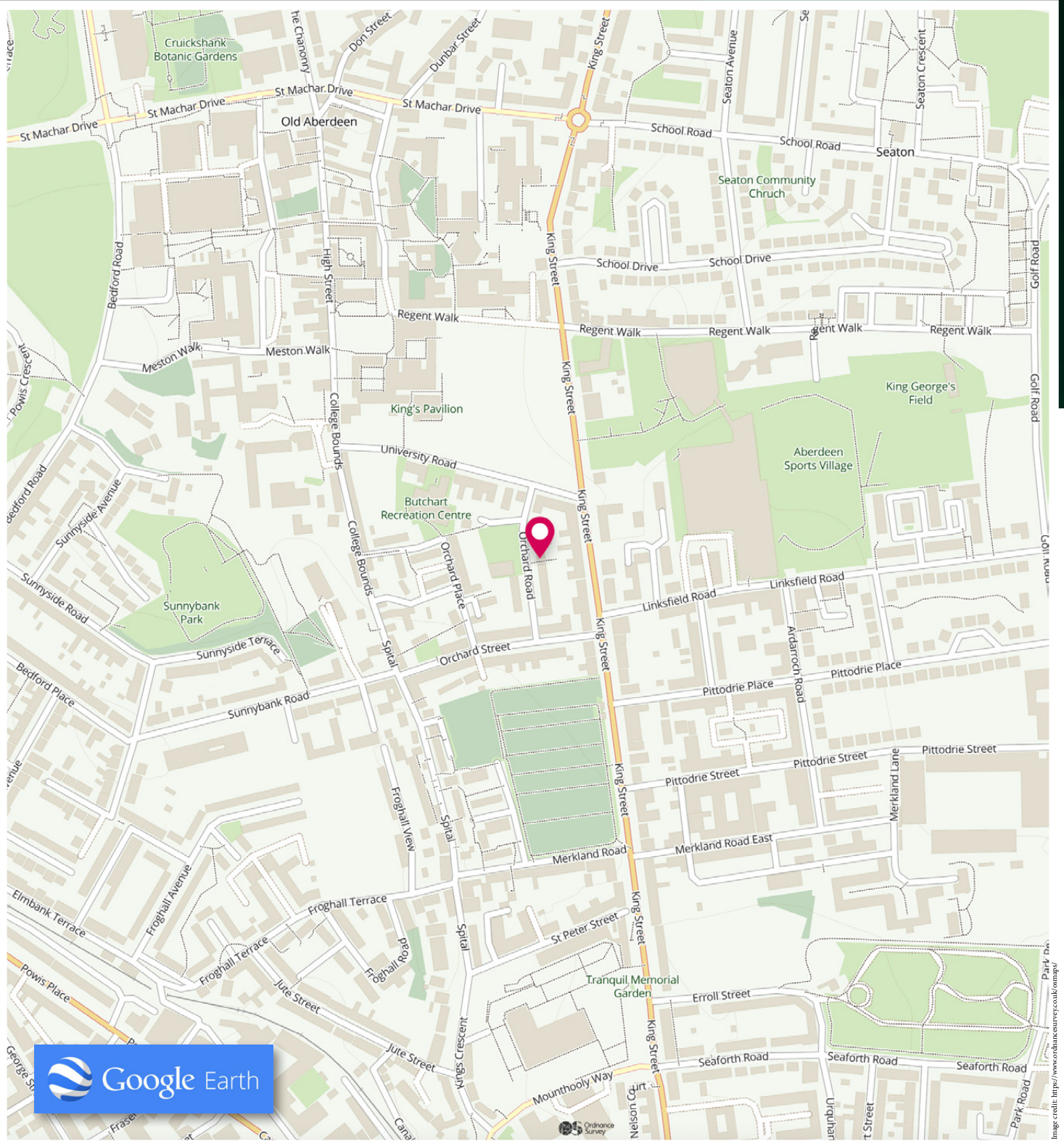
Orchard Road is located on the fringes of the University of Aberdeen within a desirable residential area and is minutes from the stunning sports village and Olympic swimming pool. You are also just a few minutes from the heart of the city centre, providing all the amenities one would expect with modern-day city living, including many shopping malls and local shops.

There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have superb recreational and leisure facilities within easy reach and many outdoor activities for enthusiasts. The wonderful beach and Beach Boulevard are within walking distance. The area has excellent local public transport facilities, with the city offering additional bus and rail services and national and international flights from Dyce Airport.

The East Coast Rail network operates through Aberdeen providing a link to the South and beyond and West to the city of Inverness. The property is also ideally located for both the student and the professional employee, with both Aberdeen University and Aberdeen College nearby.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.