

# Block 4/5 Nigg Kirk Road

NIGG, ABERDEEN, AB12 3DF



*Extensive two-bedroom property, With its central location, private parking and newly renovated kitchen, viewing is highly advised.*



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Forming part of the sought-after Nigg Kirk residential area, this is a fantastic opportunity to purchase an exceptionally spacious two-bedroomed 1st-floor flat. This well-presented property has been maintained to a high standard and is decorated in a fresh neutral décor throughout with a newly installed kitchen.

The property is protected by a coded entry system leading to the entrance hall with an impressive bright and well-kept communal stairway. Offering bright, generous-sized accommodation, with full UPVC double glazing and electrical storage heating throughout, the fantastic location would suit a professional couple or be a great buy-to-let investment.

## THE LOUNGE & KITCHEN



VIRTUALLY STAGED



The property consists of a communal hallway, an entrance hall leading to all further accommodation, a large lounge, a kitchen/diner, two double bedrooms one of which has fitted wardrobes and a large bathroom with an electric power shower. In addition, there are several oversized cupboards. On the landing, you have a large walk-in storage cupboard for the sole use of this property.

# BEDROOM 1





# BEDROOM 2



# THE BATHROOM





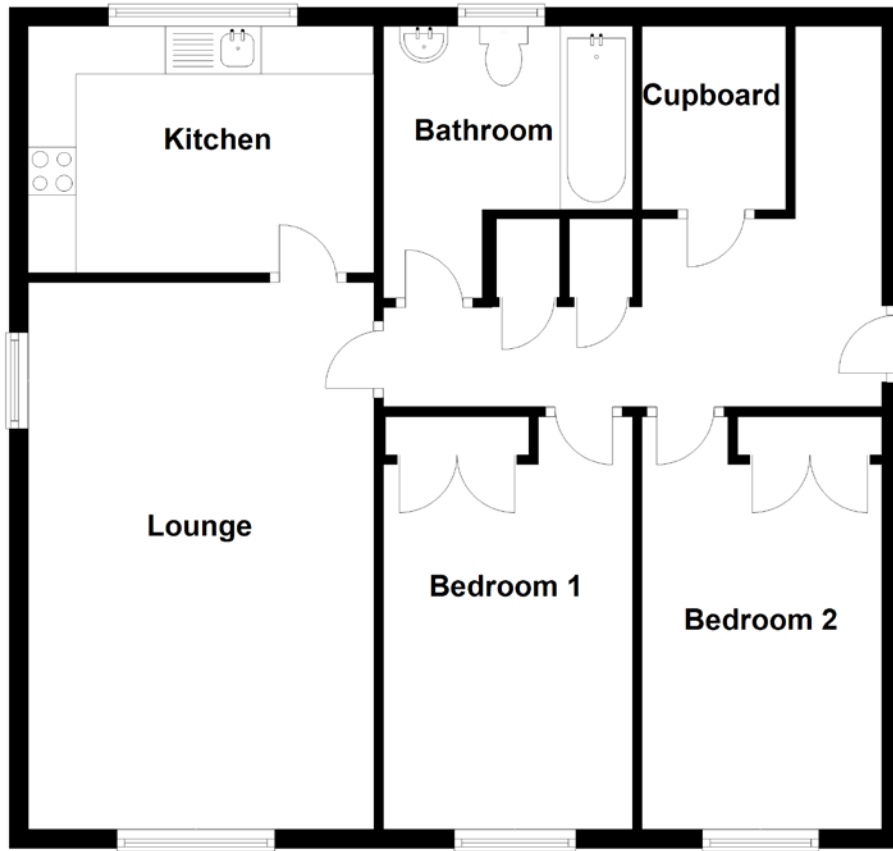
The property benefits from a private resident's car parking space.

# EXTERNALS & COMMUNAL STAIRS





# FLOOR PLAN, DIMENSIONS & MAP

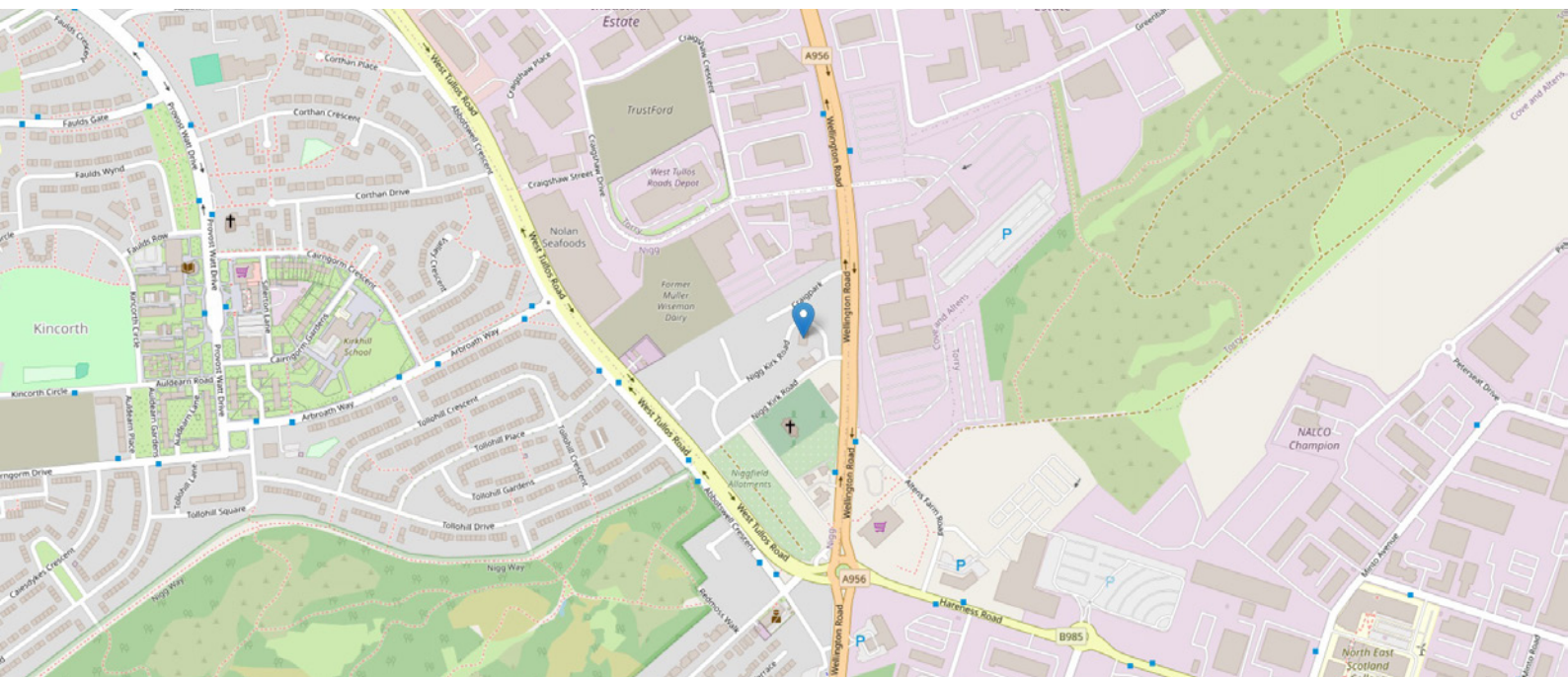


Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.20m (7'3")
Bathroom	2.60m (8'6") x 2.51m (8'3")
Bedroom 1	4.30m (14'1") x 2.60m (8'6")
Bedroom 2	4.30m (14'1") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: D

EXTRAS (Included in the sale): The property will be sold inclusive of all floor coverings, blinds curtains and light fittings. All further electrical and soft furnishings are available by separate negotiation.





# THE LOCATION

Nigg Kirk Road is situated in an area close to many arterial routes and accordingly, most parts of the city are easily accessible. With its sought-after location, you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs restaurants and superb educational and recreational facilities. The property and area are well served with local shops and great local public transport facilities.







With the city offering further excellent bus & rail service and with national & international flights being provided from Dyce Airport. The main East Coast rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness. The property is also ideally located for professional employees with Tullos industrial area and several oil-related offices a short walk from the property, Shell Oil main office being just opposite.



# McEwan Fraser Legal

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Area Sales Manager



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