



*SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

McEwan Fraser Legal is delighted to bring to the market this modern second-floor executive two-bedroom apartment which makes up part of a modern development surrounded by delightful grounds. The spacious property offers fantastic contemporary living in the heart of the city. The accommodation comprises a welcoming hall, an exquisite lounge with large bay windows, a fully fitted kitchen, two very well-proportioned double bedrooms, each with built-in wardrobes and a modern bathroom.

The apartment itself is beautifully maintained and offers bright and spacious accommodation throughout, benefitting greatly from a picturesque bay window with views over the surrounding scenery. Further features include a recent Worcester combi-boiler providing gas central heating, double glazed windows along with tasteful décor throughout providing a truly excellent purchase that would suit the professional couple, potential first-time purchase or a fantastic buy-to-let.

---

The accommodation comprises an entrance hallway with security entry system and a storage cupboard. The spacious lounge has been finished in a modern neutral décor with a feature wall. The room offers plentiful space for a variety of free-standing furnishings. Furthermore, the room benefits greatly from a large bay window which allows plenty of natural light into the lounge and provides a picturesque view over the surrounding scenery.







The kitchen has been fitted with a range of base and wall units with coordinating work surfaces, with a multitude of integrated appliances such as the electric oven, ceramic hob, extractor fan, dishwasher, washing machine and fridge freezer.







There are two spacious double bedrooms finished in a neutral décor, benefitting from large mirrored fitted storage wardrobes with both hanging and shelved storage space.





**Bedroom 2**

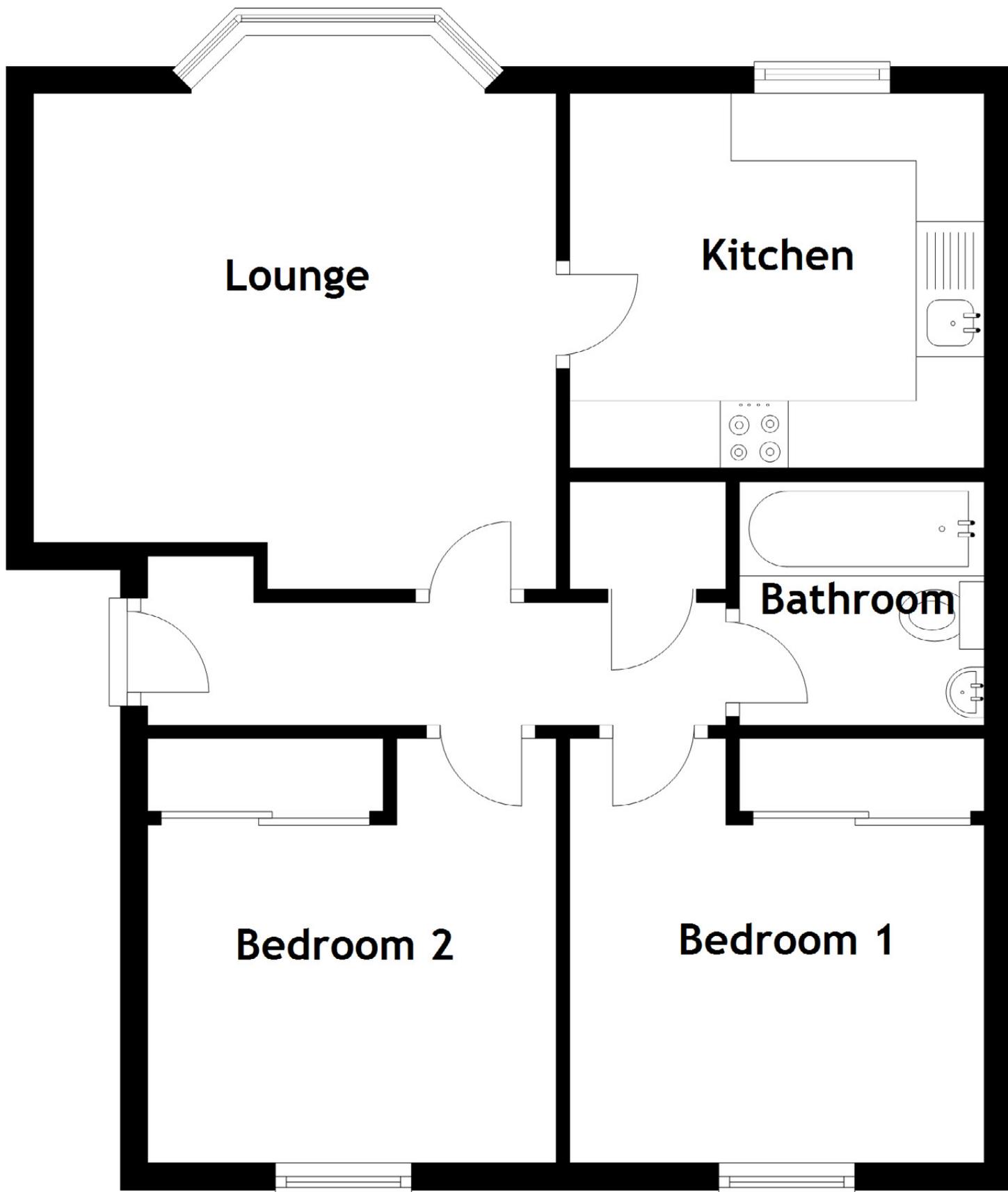




The bathroom has been fitted with a white suite comprising a WC, wash hand basin and gas mains shower over the bath. The WC and wash hand basin are enclosed within a vanity unit offering further storage space, a fitted extractor fan and a heated towel rail.



All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings are included in the sale. Other soft furnishings and electrical items may be available by separate negotiation.



Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: C

The main communal hallway is protected by a security entry system which is maintained on contract along with the landscaped courtyard and allocated parking offering an exclusive space for this property. The development is well maintained by a factor and the property is within well-stocked landscaped gardens. There is an exclusive designated parking space allocated to the property and visitor parking.





---

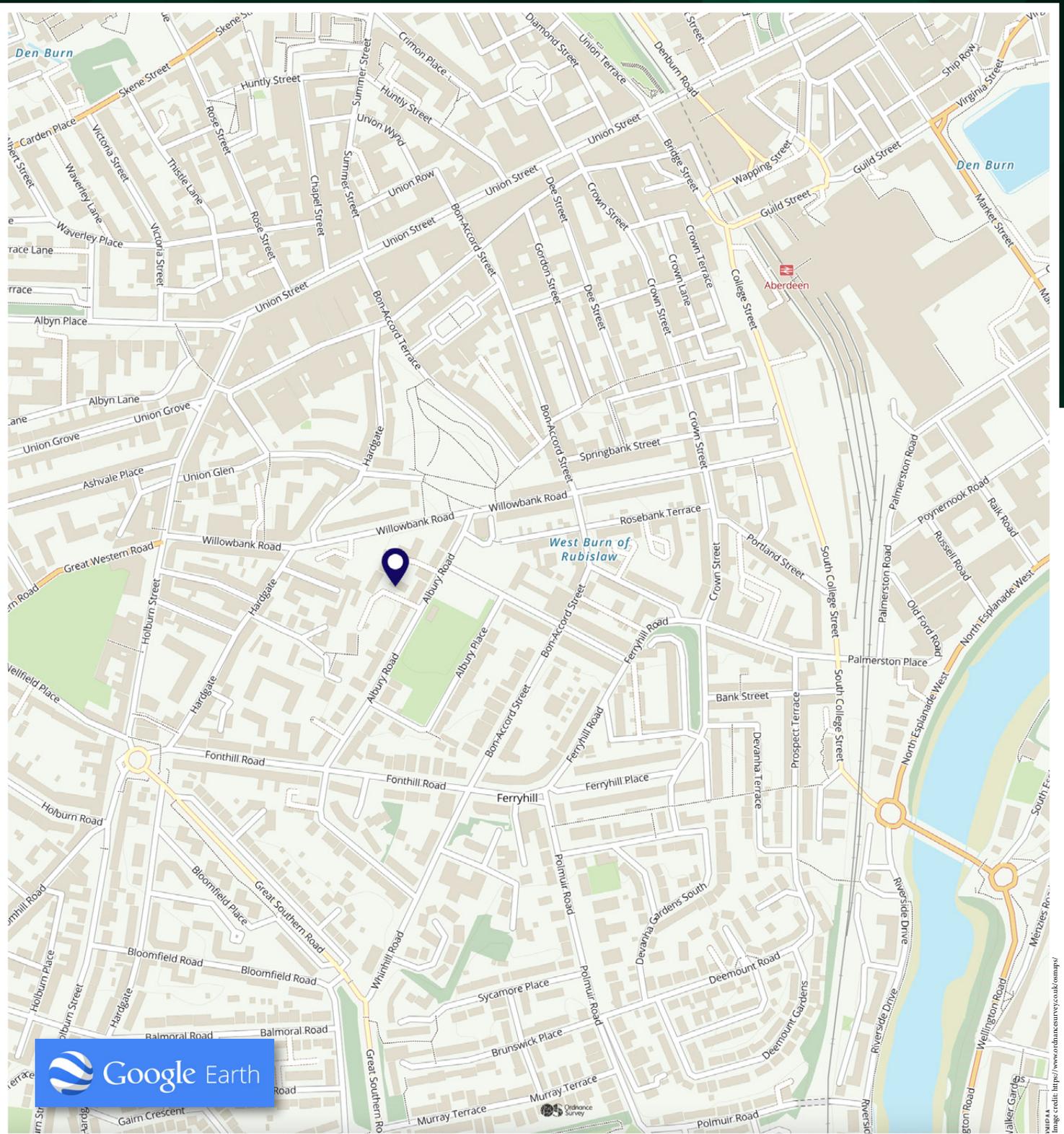
21 Albury Gardens is located in the sought-after area of Ferryhill, the property is within easy reach of the city centre. The area is well served by local shops and regular public transport with links to many parts of the city and beyond are all readily available. Union Square and Duthie Park, (with its many attractions including the Winter Gardens) are both within relatively easy walking distance as are Ferryhill Primary School, the Community Centre and Albury Sports Centre.

The city also provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast. The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights 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 both the student and the professional employee with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



**THE SUNDAY TIMES**  
**THE TIMES**



Text and description  
**PETER REID**  
Area Sales Manager



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.