

# 49 Picktillum Avenue

ABERDEEN, AB25 3AY



*Immaculate two bedroom first floor flat,  
close to hospitals and universities*



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The main communal hallway is protected by a security entry system which is maintained on contract along with the landscaped courtyard and parking offering an exclusive space for this property. The apartment itself is beautifully maintained and features gas central heating and double glazed windows and has also undergone a recent redecoration in a tasteful décor throughout. With part new floor coverings it provides a genuinely excellent purchase that would suit the professional couple, potential first-time purchase or a fantastic buy-to-let.

# THE LOUNGE



This inviting home on offer comprises an entrance hallway decorated in soft neutral tones with a large walk-in cupboard with excellent storage facilities; a spacious lounge with large bay windows that allows access to the fitted kitchen boasting a selection of base and wall storage units with some integrated appliances with space for dining.

# THE KITCHEN





There is also the master bedroom with fitted wardrobes and a further double bedroom with a built-in wardrobe.

Completing the accommodation is the stylish three-piece shower room.

The property is serviced with mains water and drainage, gas and electricity.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

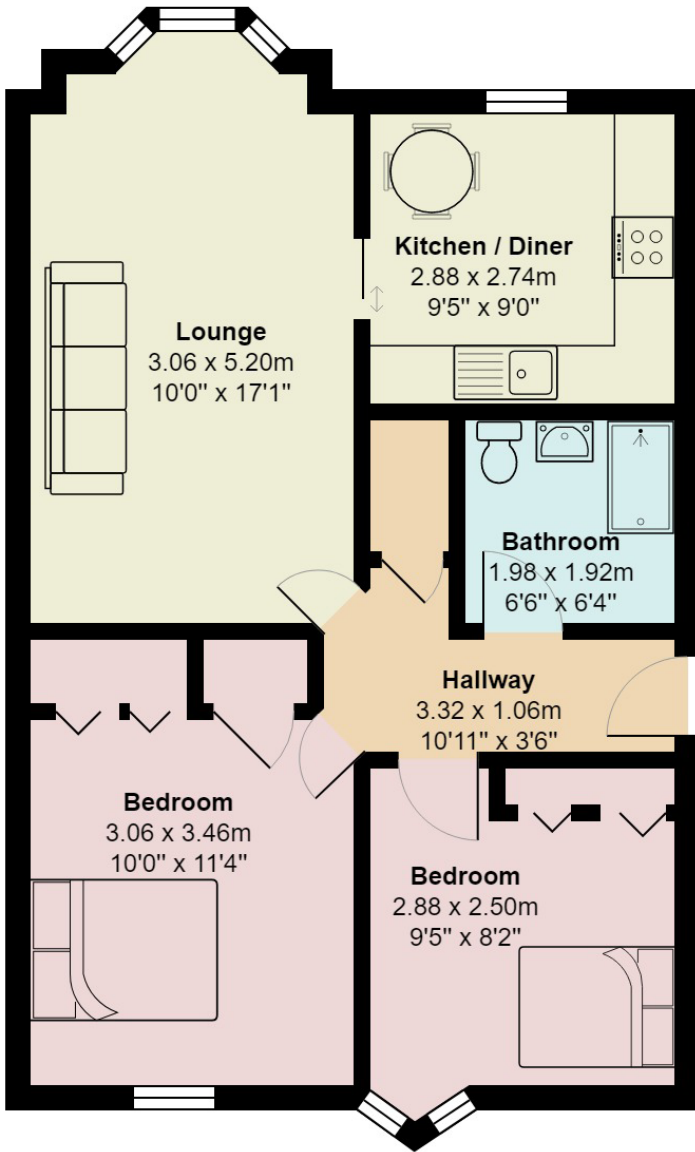


Externally there is a resident's car park with allocated space, and communal grounds and areas are all maintained under a factor. Recent electrical and gas safe certificates can be provided if required making this a huge investment for the rental market and ready to go.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

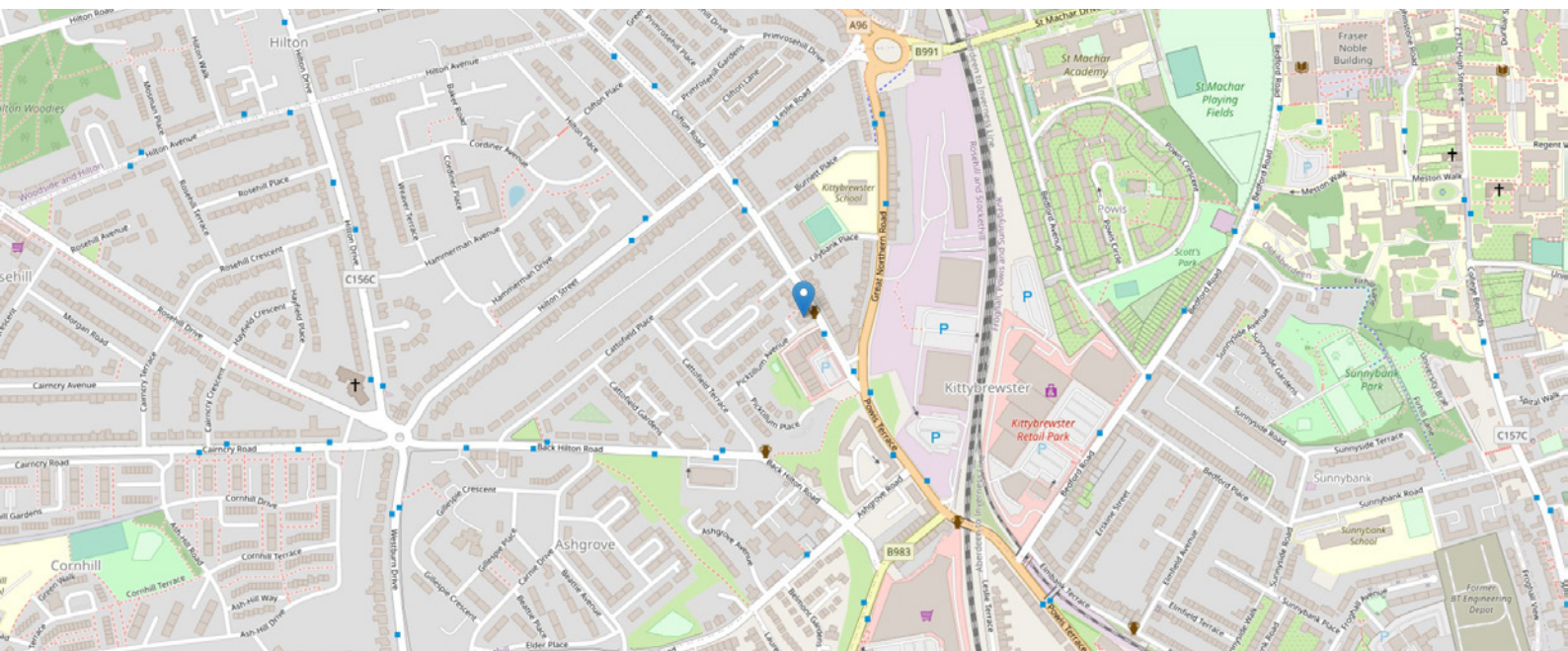


Approximate Dimensions  
(Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings are included in the sale.





# THE LOCATION

McEwan Fraser Legal are delighted to offer this extremely spacious two-bed flat in a fantastic location within walking distance of Aberdeen's main hospital complex at Fosterhill, with Aberdeen University being close by. The property is also ideally located for both the student and the professional employee with regular public transport throughout the city, which is easily accessed from the flat.





The city 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 with many activities for the outdoor enthusiast. The area has excellent local public transport facilities with the city offering additional excellent bus and rail services and 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.

# McEwan Fraser Legal

Solicitors & Estate Agents

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THE SUNDAY TIMES  
THE TIMES



Text and description  
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Area Sales Manager



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