

34C Merkland Road

EAST KING STREET, ABERDEEN, AB24 5PT



A well-presented one-bedroom flat



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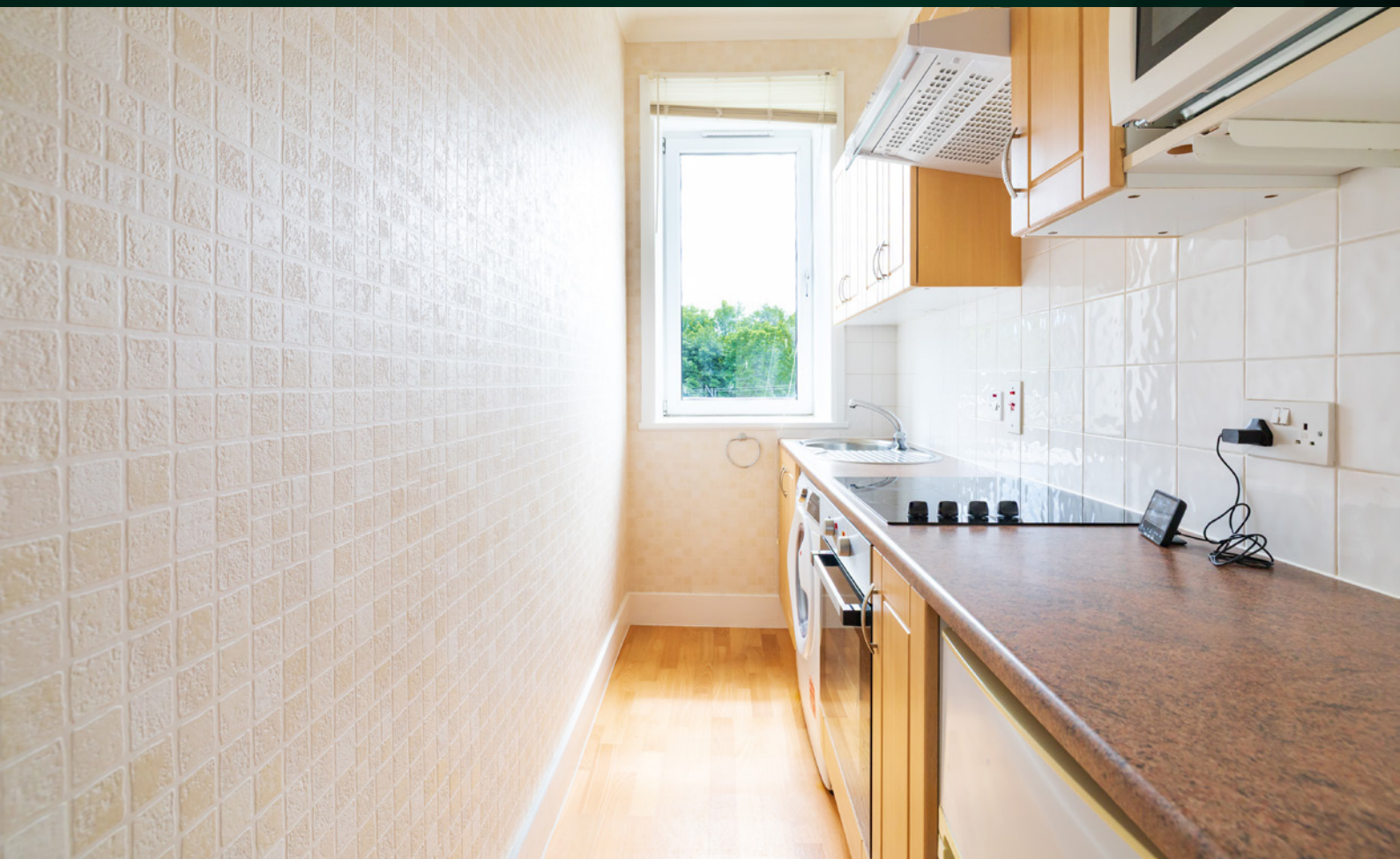
A perfect investment or first-time buy.

THE LOUNGE



The property is bright and airy and has an entrance hall, lounge, double bedroom, bathroom and kitchen. The flat may also be available for sale fully furnished if required.

THE KITCHEN



THE BEDROOM



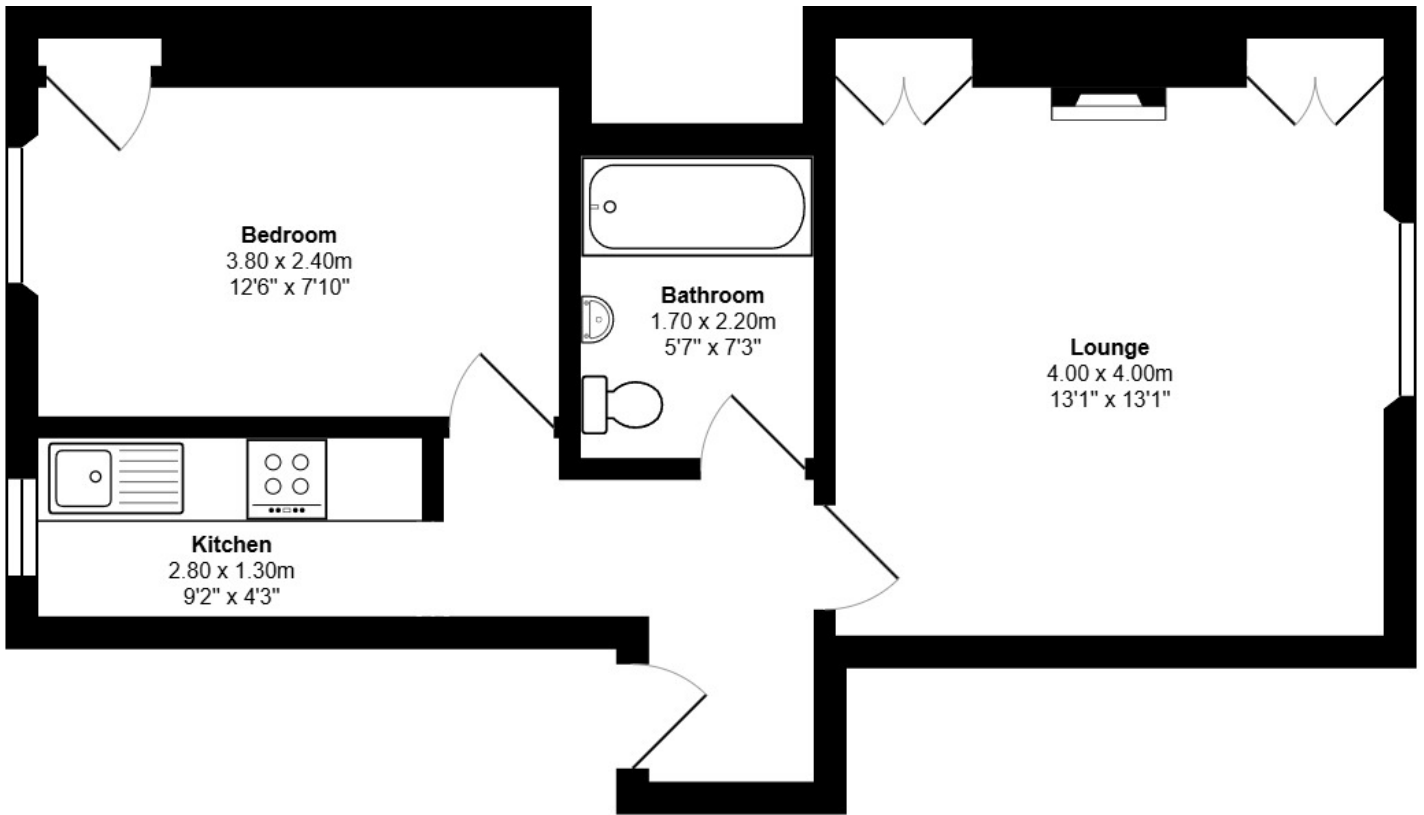
THE BATHROOM



EXTERNALS

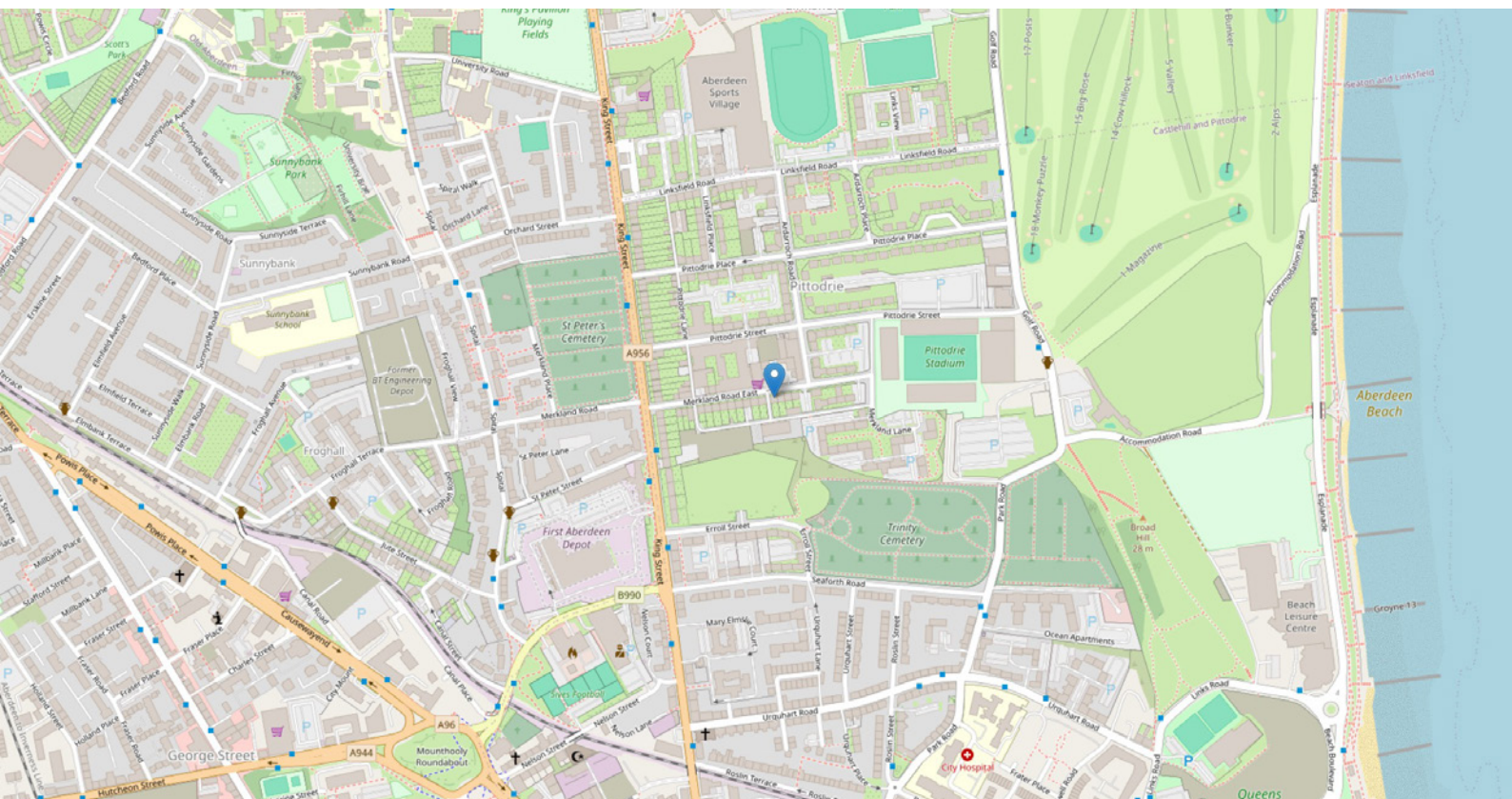


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 39m² | EPC Rating: D



THE LOCATION

Aberdeen is a vibrant modern city full of life, situated on the East coast, and close to some of Scotland's greatest Landscapes.





The city is also full of historical buildings with their granite grey architecture, which is why Aberdeen is also nicknamed "Granite City". Aberdeen offers all the perks of city life, including historical attractions, culture and entertainment, shopping and sporting facilities. It also has a thriving student community thanks to Aberdeen University and Robert Gordon University, which are both located in the city.



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Part
Exchange
Available



Text and description
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Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer

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