

# 8 Dancing Cairns Crescent

ABERDEEN, AB16 7DN



## IMMACULATE THREE-BEDROOM FIRST-FLOOR FLAT



0131 524 9797



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



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



---

Situated within a quiet residential crescent McEwan Fraser Legal is delighted to offer for sale this spacious three-bedroom middle-floor flat.

The communal hallway is protected by a security entry system maintained on contract along with the outside areas. The apartment itself is beautifully maintained and features gas central heating, double-glazed windows along with tasteful décor throughout providing a truly excellent purchase that would suit the potential first-time purchase or a fantastic buy-to-let.

The accommodation comprises an entrance hallway with a large built-in cupboard. The spacious lounge has triple aspect windows and is situated to the front and overlooks both the front and side of the flat. Also located to the front is the stylish kitchen fitted with an array of base and wall storage units with contrasting worktops, stainless steel sink and space for white goods. Access to the balcony is from the kitchen.

---

## 8 Dancing Cairns Crescent



**The Lounge**

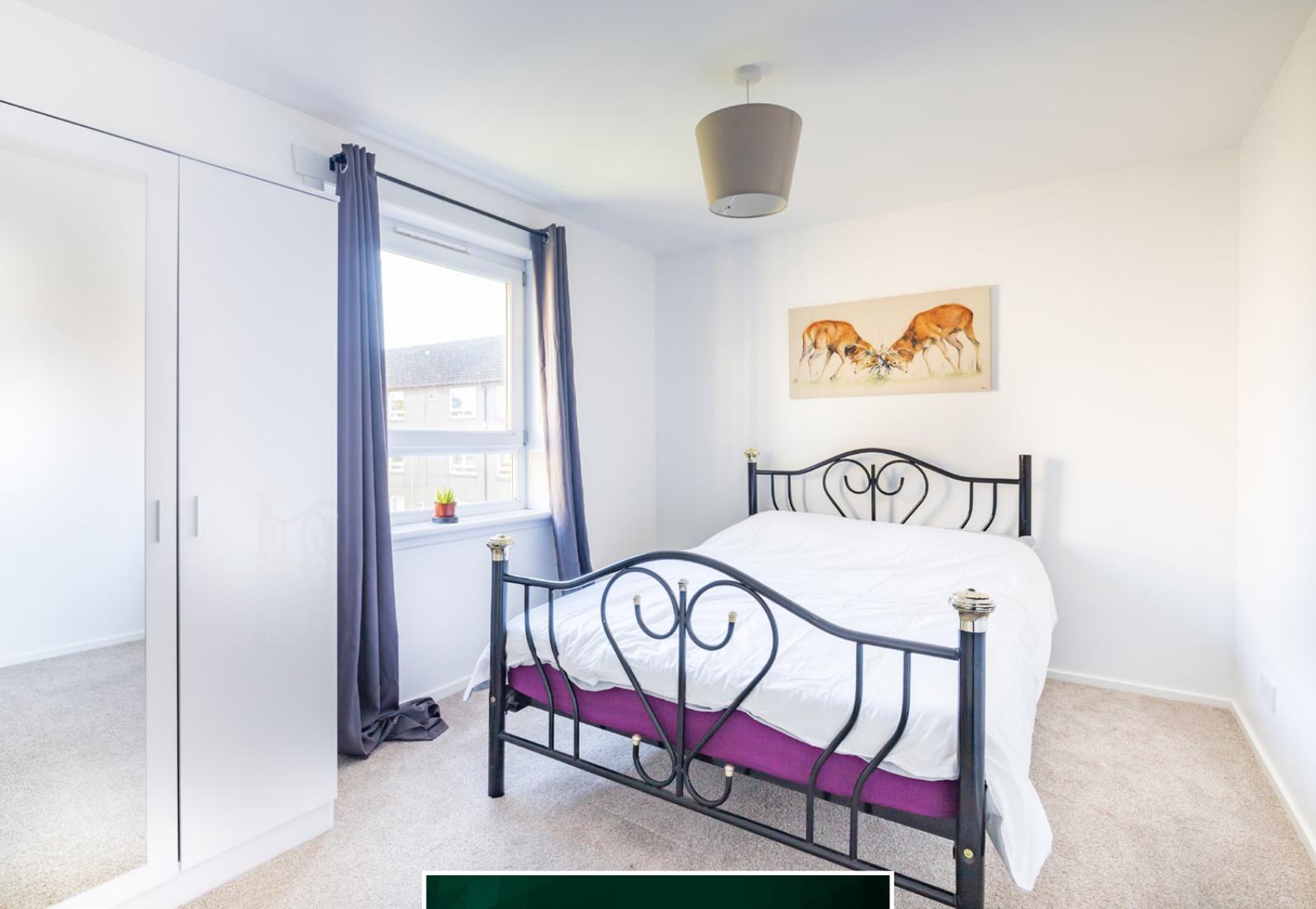






There are three double bedrooms which are positioned to the rear all are large enough to fit numerous pieces of standalone furniture. One of the bedrooms has a fitted cupboard. Completing the spacious accommodation is the family bathroom fitted with a three-piece suite with an electric shower.





**Bedroom 2**

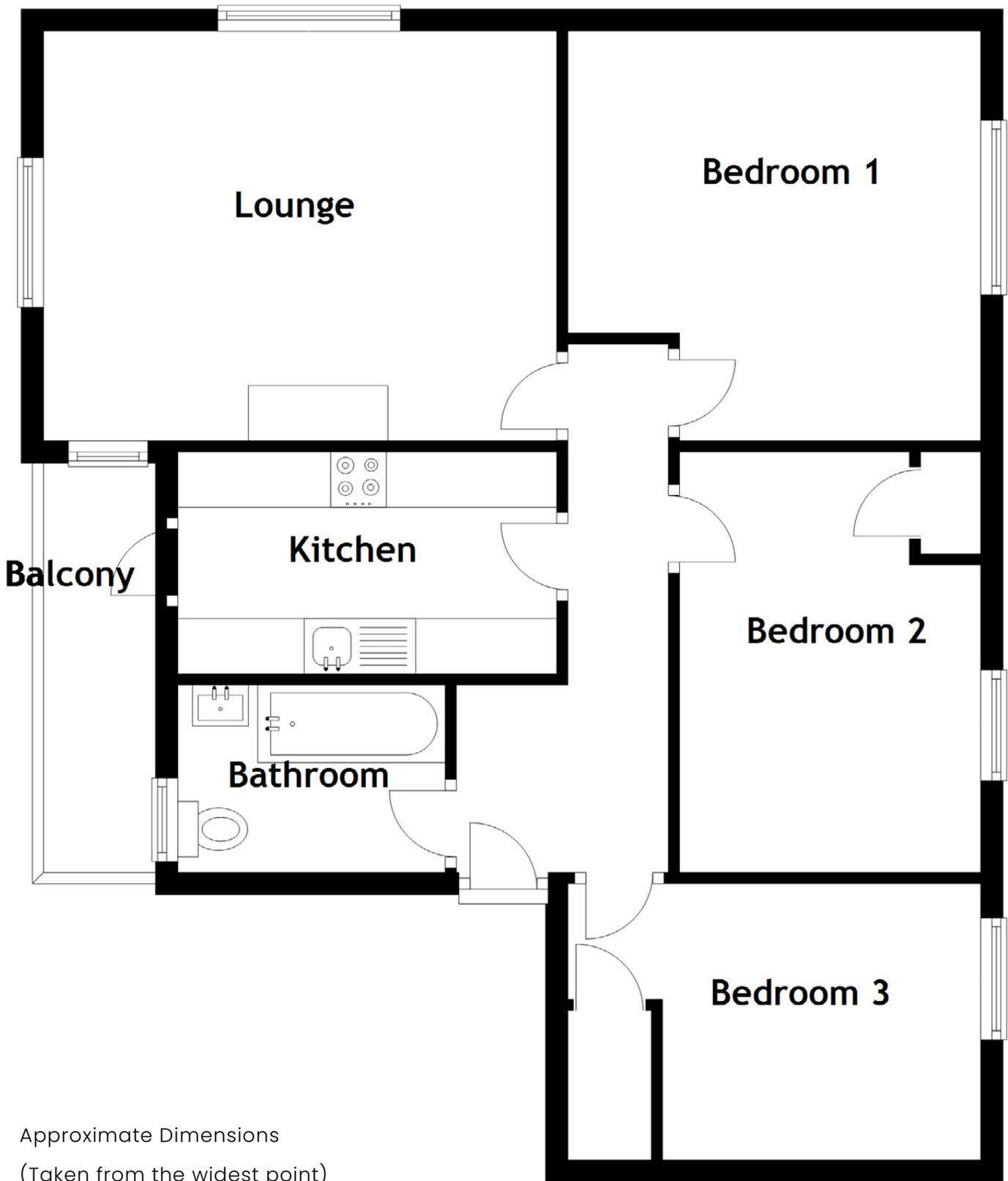




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.70m (12'2")	Bathroom	2.40m (7'10") x 1.69m (5'7")
Kitchen	3.40m (11'2") x 2.00m (6'7")	Gross internal floor area (m <sup>2</sup> ): 68m <sup>2</sup>	
Bedroom 1	3.70m (12'2") x 3.70m (12'2")	EPC Rating: C	
Bedroom 2	3.80m (12'5") x 2.70m (8'10")		
Bedroom 3	3.70m (12'2") x 2.50m (8'2")		



Outside to the front on-street parking is available to the residents and their visitors. To the rear is a large shared drying green.



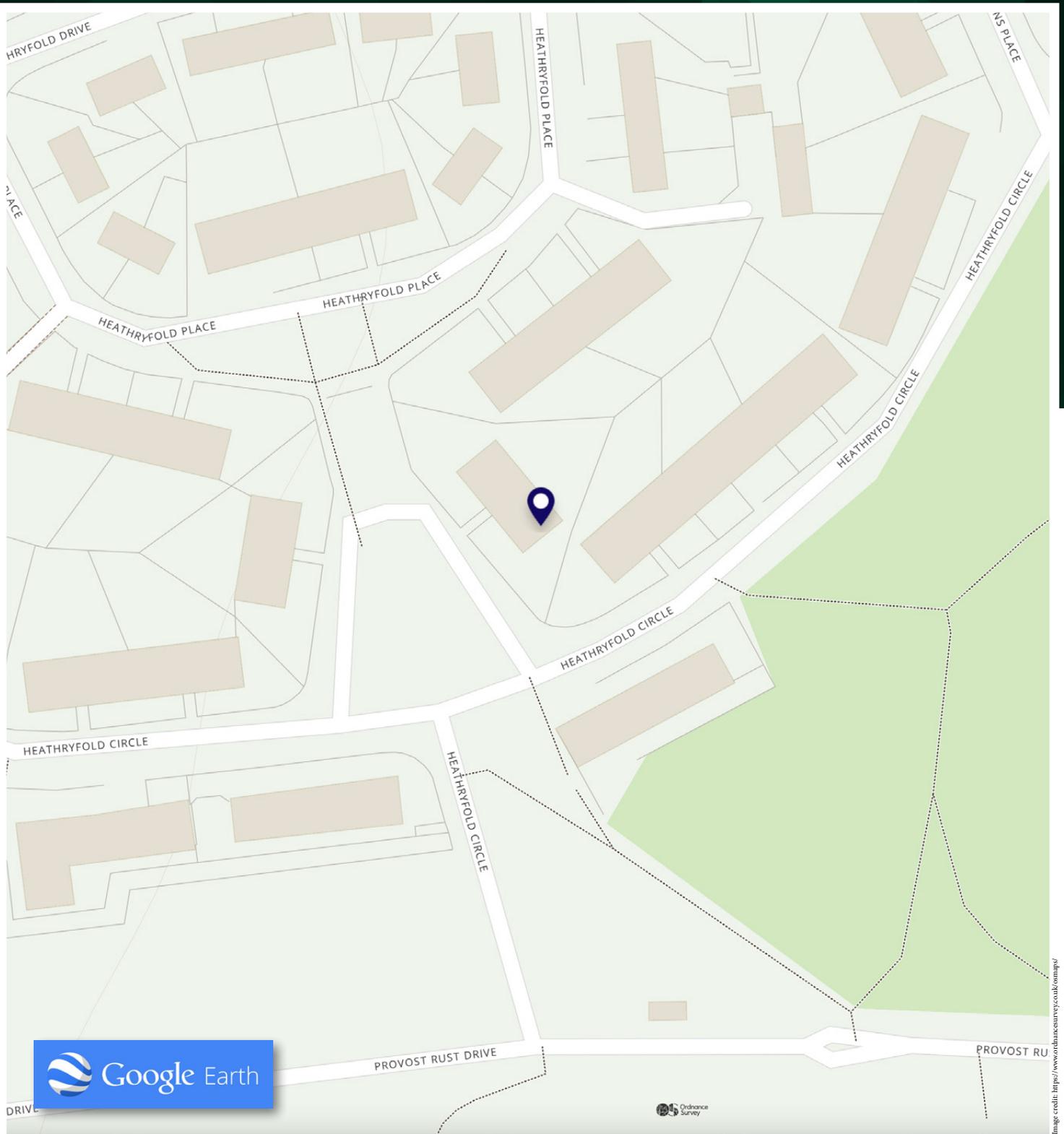


---

8 Dancing Cairns Crescent is located within the Northfield area of Aberdeen and approximately 3 miles north of the city centre. Primary and secondary schools are catered for in the area along with a wealth of local amenities and specialist shops. The city is easily accessible with regular public transport to this and many parts of the city and beyond. The town 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.

The area has excellent local public transport facilities with the city offering additional excellent bus and rail service as well as national and international flights from Dyce Airport approximately 4 miles north of the property. 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 AWPR (Aberdeen Western Peripheral Route) is a short distance away giving easy access to all industrial areas and oil and gas-related offices North and South of Aberdeen.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[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.