



This traditional property is in an excellent central location with parking to the rear



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McEwan Fraser Legal is delighted to present this Granite first-floor two-bedroom flat. Set in the large Aberdeenshire village of Alford. Conveniently there is a bus stop within 20 yards of the property on Alford Main Street.

THE LOUNGE



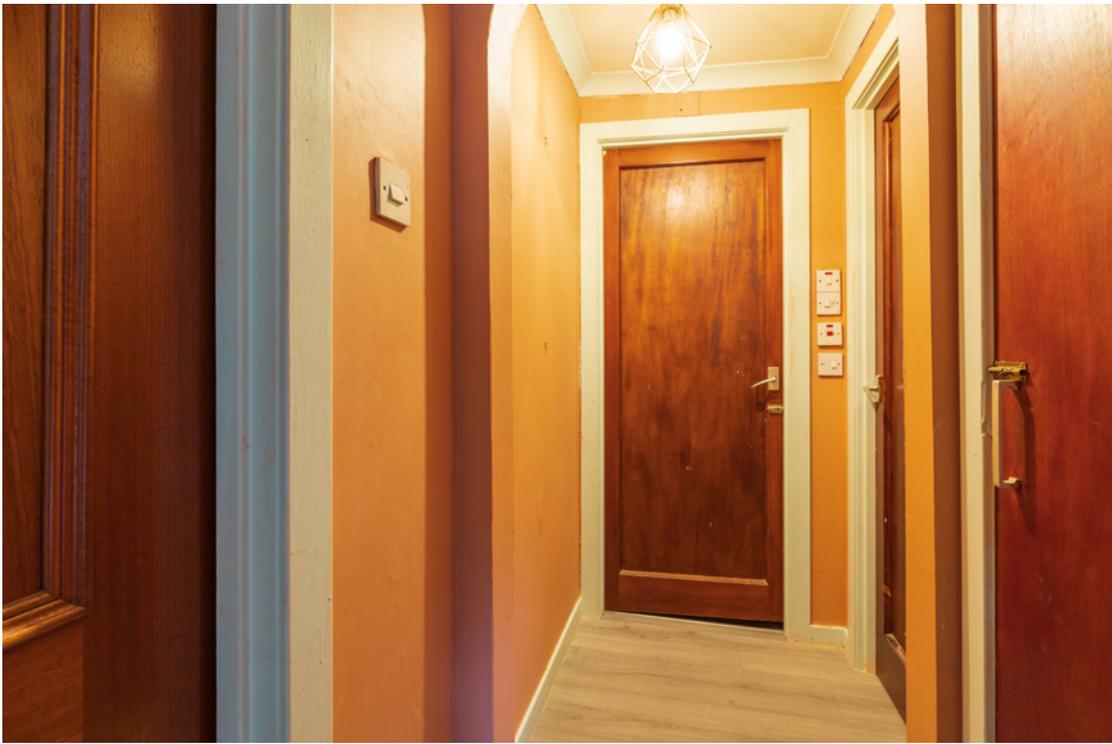
The accommodation comprises a shared entrance hall (with one other property) and a spacious, welcoming lounge/diner full of natural light from two large windows, with recesses offering additional storage and a warming multi-fuel stove.

THE KITCHEN



The large square-shaped kitchen has extensive natural wood base and wall units with contrasting work surfaces, a sink with a drainer, a mixer tap, a tiled splashback, and a ceramic hob.





There are two good-sized double bedrooms; neither has built-in storage, but both have plenty free standing space. A bathroom with a shower over the bath is functional but would benefit from upgrading, which completes the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



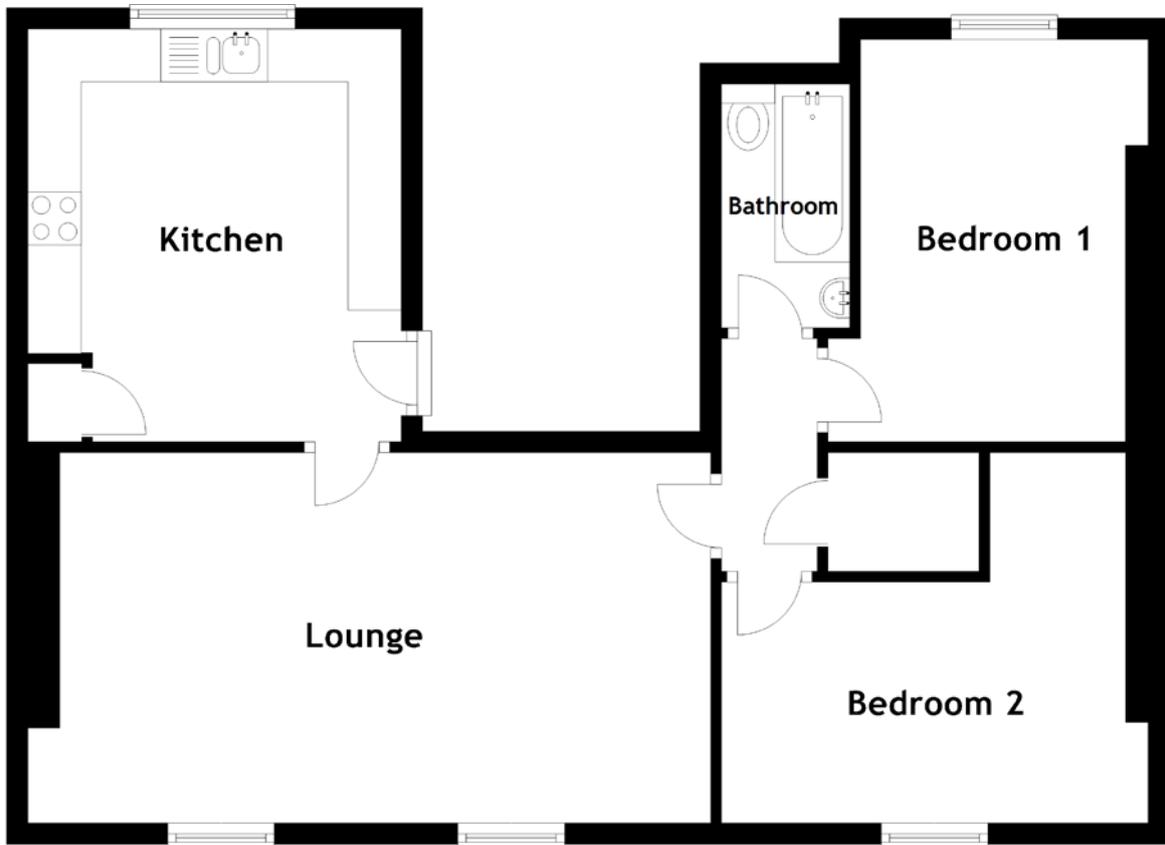
Externally there is a medium-sized shared garden area. However, the icing on the cake is two exclusive cellars offering effective storage options plus chopped wood storage, which is unusual for a property of size.

This traditional property is in an excellent central location with parking to the rear. It benefits from double glazing, Multi-fuel and electric heating, perfect for a first-time buyer or increasing your buy-to-let portfolio. Viewing is essential to appreciate the location and development potential.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

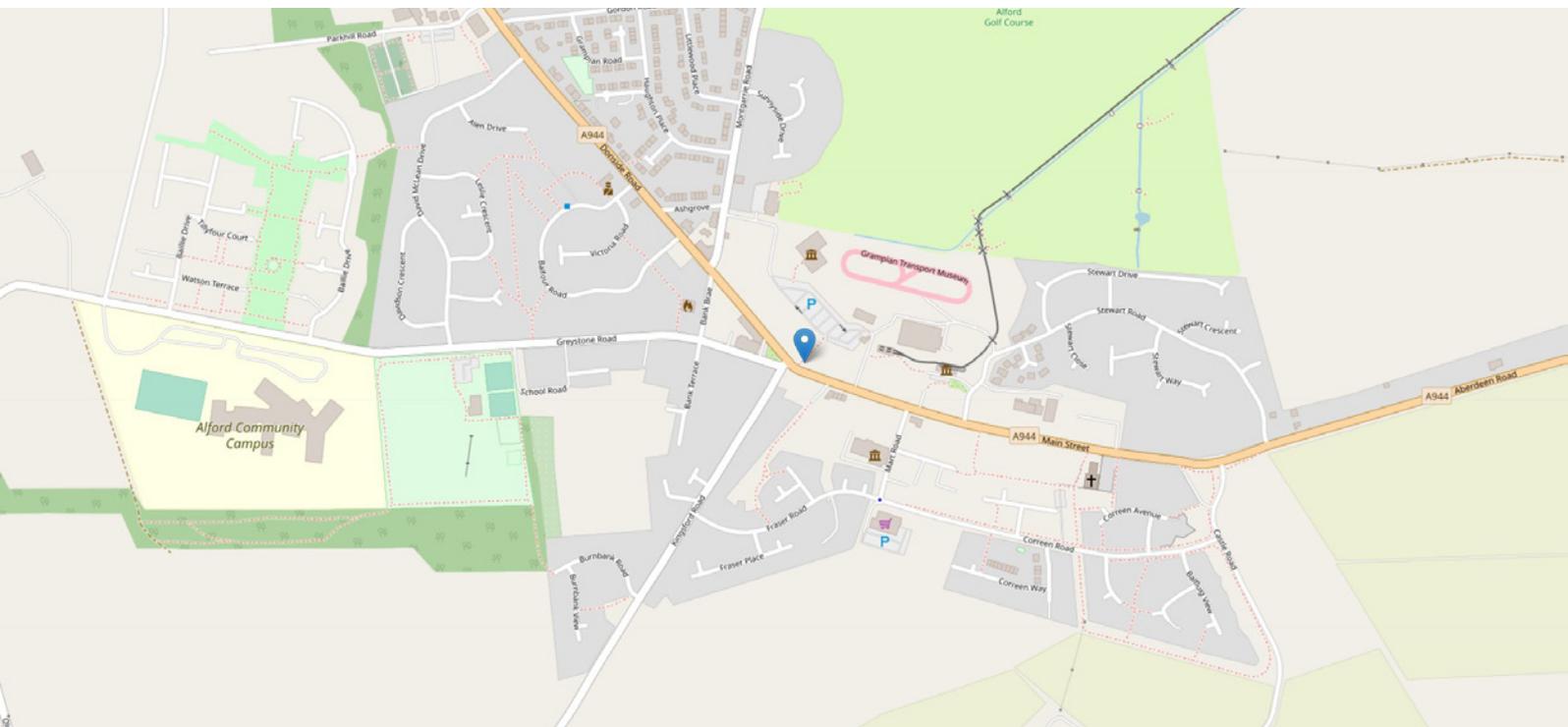


Approximate Dimensions (Taken from the widest point)

Lounge 6.40m (21') x 3.50m (11'6")
 Kitchen 3.90m (12'10") x 3.50m (11'6")
 Bedroom 1 3.80m (12'6") x 2.40m (7'10")

Bedroom 2 4.00m (13'1") x 3.50m (11'6")
 Bathroom 2.30m (7'7") x 1.20m (3'11")

Gross internal floor area (m²): 65m²
 EPC Rating: F



THE LOCATION

Alford is a large village happily nestled in rural Aberdeenshire with a peaceful and tranquil feel. Skirted by the beautiful River Don and surrounded by the hills of Bennachie and Coreen, the area is a lovely place to relax from the hustle and bustle of everyday life.





Despite being a village, it boasts two museums, a narrow-gauge railway, a vast country park area with plentiful walks, a historic battlefield, a golf course and a fantastic caravan and camping site. There is even a dry ski slope at Alford Ski Centre with public skiing and snowboarding sessions all year round.

Aberdeen city centre is twenty-five miles to the east of the property and is easily commutable and well-served by regular local transport. The city offers excellent bus and rail service, with national and international flights from Dyce Airport. The East Coast Rail Network runs from Aberdeen, supplying a link to the central belt and beyond.



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