




Solicitors & Estate Agents
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Top floor right 12 Broomhill Road

ABERDEEN, AB10 6HS

T/R 12
Broomhill Road
ABERDEEN

12 Broomhill Road is situated in one of the most sought after West End locations and is just a few minutes on foot from the heart of Aberdeen city centre, providing all the amenities one would expect from modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities. The property is well served by local shops and public transport facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and west to the city of Inverness.

The property is also ideally located for both students and professional employees with Aberdeen University and Robert Gordon University a short distance away. In addition, the Aberdeen royal infirmary hospital is also only 2 miles away.

This truly is an ideally located property and is a must view.



Mcewan Fraser are pleased to present this Beautiful top floor apartment in the heart of Aberdeens sought after West End.

The property has been well maintained and modernised over the years that the current owner has lived there, and it has proved an excellent city centre base and an ideal starter flat or Buy to let investment with rental opportunities from University students and professionals alike.

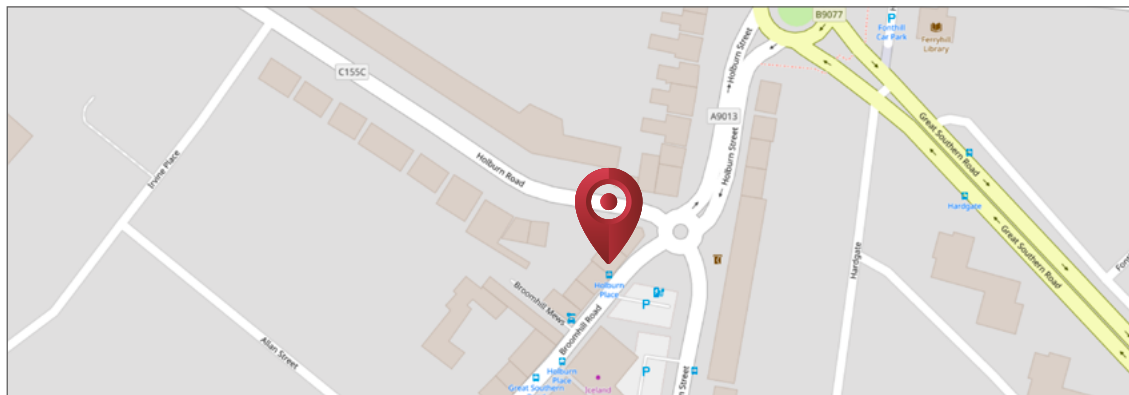
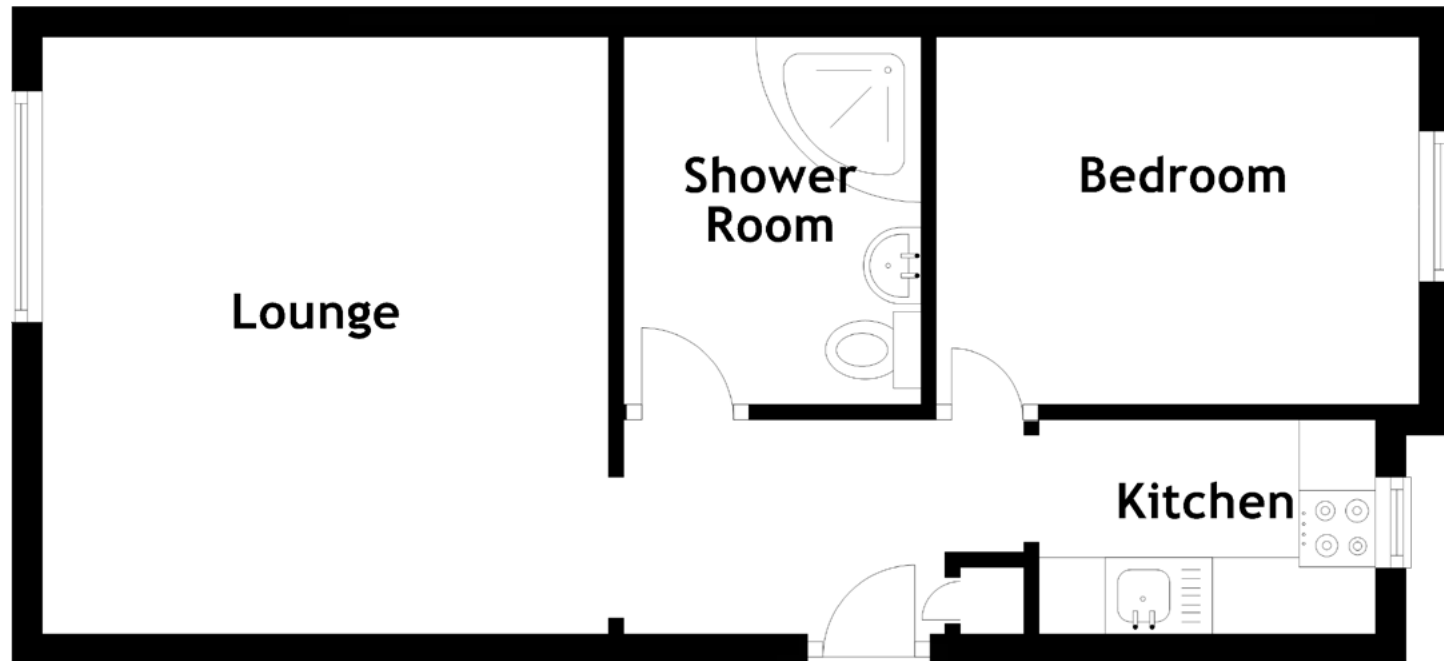
The property comprises of:

- Cosy Lounge with lots of natural light
- Separate galley kitchen equipped with appliances
- Hallway storage cupboard
- Double bedroom
- Bathroom with shower cubicle and heated towel rail

In addition, there is a buzzer entry system and on-street parking which a permit can be obtained from the local council at a separate cost. Non permit parking is also available in the surrounding streets to the property.



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Approximate Dimensions
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.40m (11'2")
Kitchen	2.20m (7'3") x 1.40m (4'7")
Bedroom	3.10m (10'2") x 2.00m (6'7")
Shower Room	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 29m²
EPC Rating: D



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