

# 26 Church Street

WOODSIDE, ABERDEEN, AB24 4DQ



*Huge potential two-bedroom self-contained ground floor dwelling in a desirable location minutes from city centre*



01224 472 441



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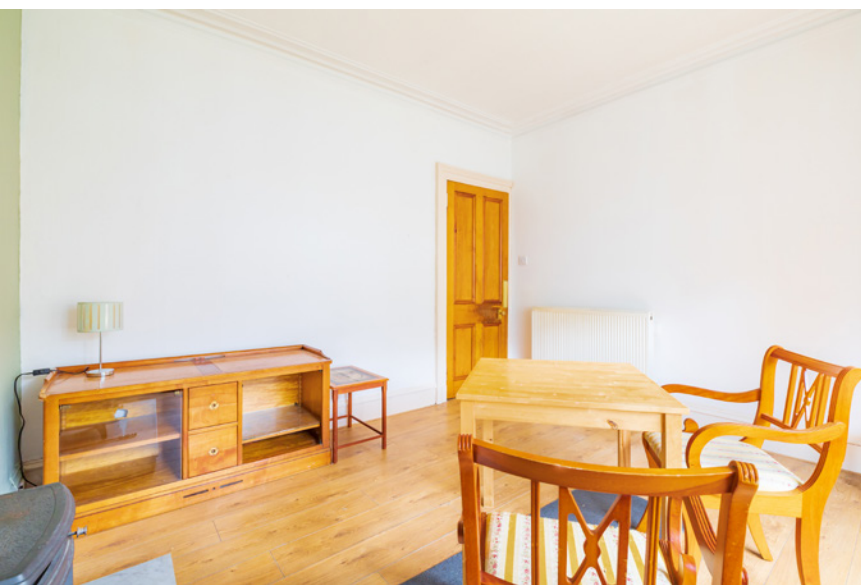
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Located in a popular residential area of Aberdeen is this two-bedroom ground-floor dwelling which has been recently upgraded. This includes a newly fitted kitchen with ample base and wall-mounted units with contrasting work surfaces and integrated appliances and a rewiring of the property sockets. The property requires some redecoration and floor coverings but further benefits in having full double glazing and gas central heating. With its fantastic central location, this property would suit a professional couple or a fantastic buy-to-let investment. Early viewing is a must and is highly recommended.

# THE LOUNGE



The accommodation comprises a private front door leading to the hall and all accommodation. The spacious lounge to the front of the property has a large picture window that fills the room with natural light and a wood-burning stove. The recently installed kitchen has an outlook over the rear garden.

# THE KITCHEN







There are two bedrooms in the property. The large double bedroom has ample space for various configurations of standalone furniture and also has an outlook over the rear garden. The second bedroom is a decent size and also houses the utility cupboard, a modern three-piece shower room completes the accommodation.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





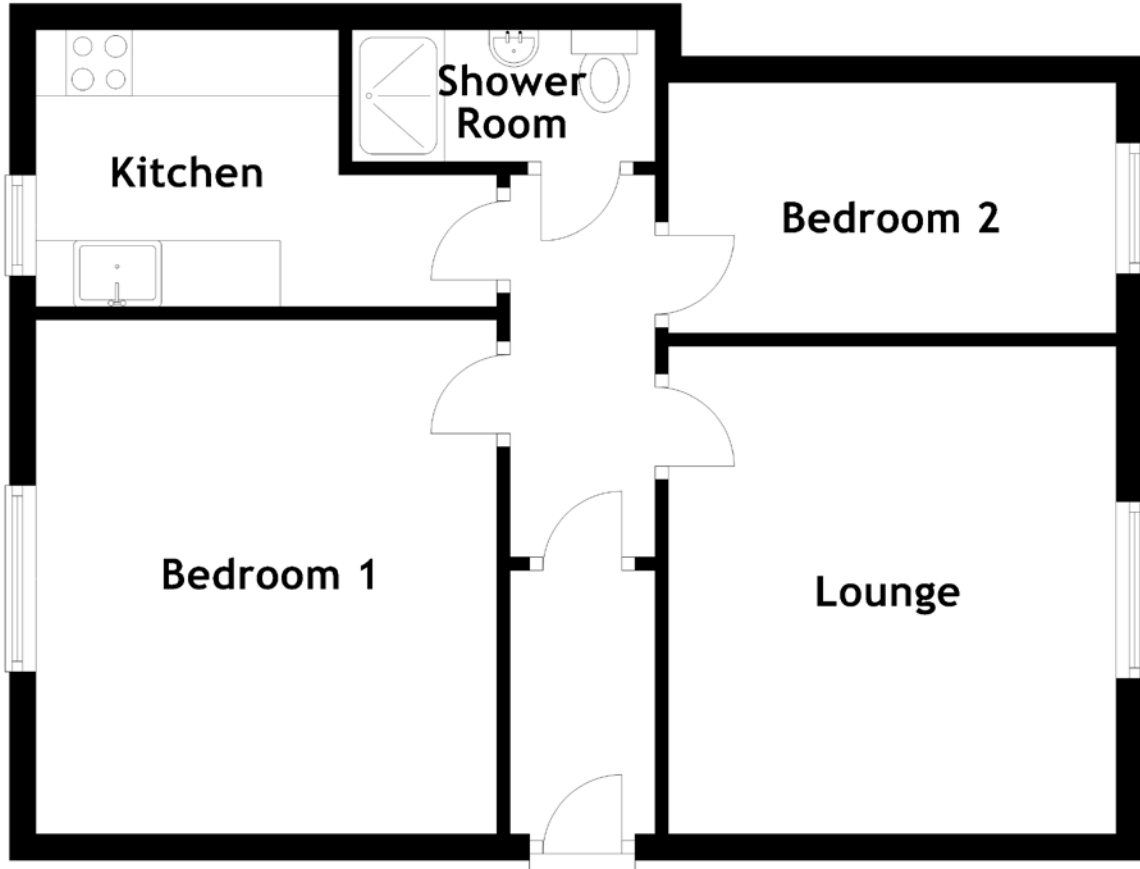
On-street parking is available immediately to the front of the property, and a pathway leads to the walled rear garden. The rear garden is laid mostly with decorative stone paving with borders containing various seasonal flowers and shrubs. A secure stone-out building is allocated to each property perfect for additional storage. A communal drying area completes the gardens.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

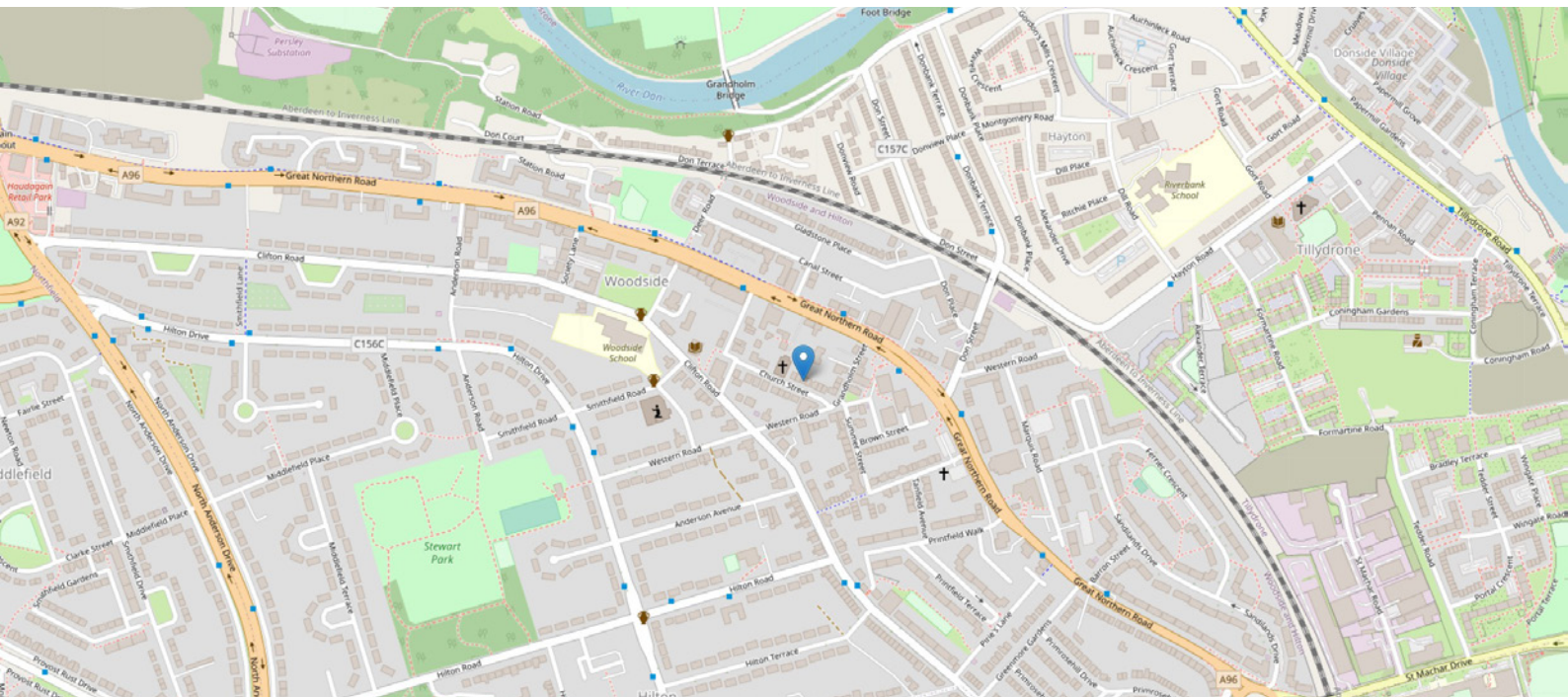


Approximate Dimensions (Taken from the widest point)

Lounge 3.70m (12'2") x 3.40m (11'2")  
 Kitchen 2.30m (7'7") x 2.10m (6'11")  
 Shower Room 2.30m (7'7") x 1.00m (3'3")

Bedroom 1 3.60m (11'10") x 3.50m (11'6")  
 Bedroom 2 3.90m (12'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

26 Church Street, Woodside is situated in an area close to many arterial routes and accordingly most parts of the city are easily accessible. With its sought-after location, you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.







The property and area are well served with local shops and great local public transport facilities. The city offers further excellent bus and rail services and 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, and west to the city of Inverness. The property is also ideally located for both the student and the professional employee with both, Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

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

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

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Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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