

# Top Floor 46 Esslemont Avenue

ROSEMOUNT, ABERDEEN, AB25 1SQ



IMMACULATE AND SPACIOUS  
THREE-BEDROOM TOP-FLOOR FLAT



01224 472 441



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



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





---

McEwan Fraser Legal is delighted to offer for sale this exceptionally spacious three-bedroom flat, which is located on the 3rd and top floor of a well-maintained building in a sought-after location. During their long tenure, the current owners have maintained the property regardless of cost. The property has just been totally redecorated and upgraded, with partial new floor coverings throughout. Further benefiting from a security entry system, well-kept communal areas with the modern comforts of gas central heating, and double glazing.

Presented to the market in immaculate walk-in condition, and provides a fantastic opportunity for a first-time purchaser or as a buy-to-let with its easy access to the city centre and Aberdeen University.

The accommodation comprises a welcoming entrance hall, spacious lounge, dining kitchen equipped with a range of modern wall/base-mounted units incorporating work surfaces, splash-back tiling. There are three generously proportioned double bedrooms, two of which have fitted wardrobes a centrally located modern shower room completes the accommodation. In addition, there are two large storage cupboards off the hallway.

---







**Bedroom 1**





**Bedroom 2**

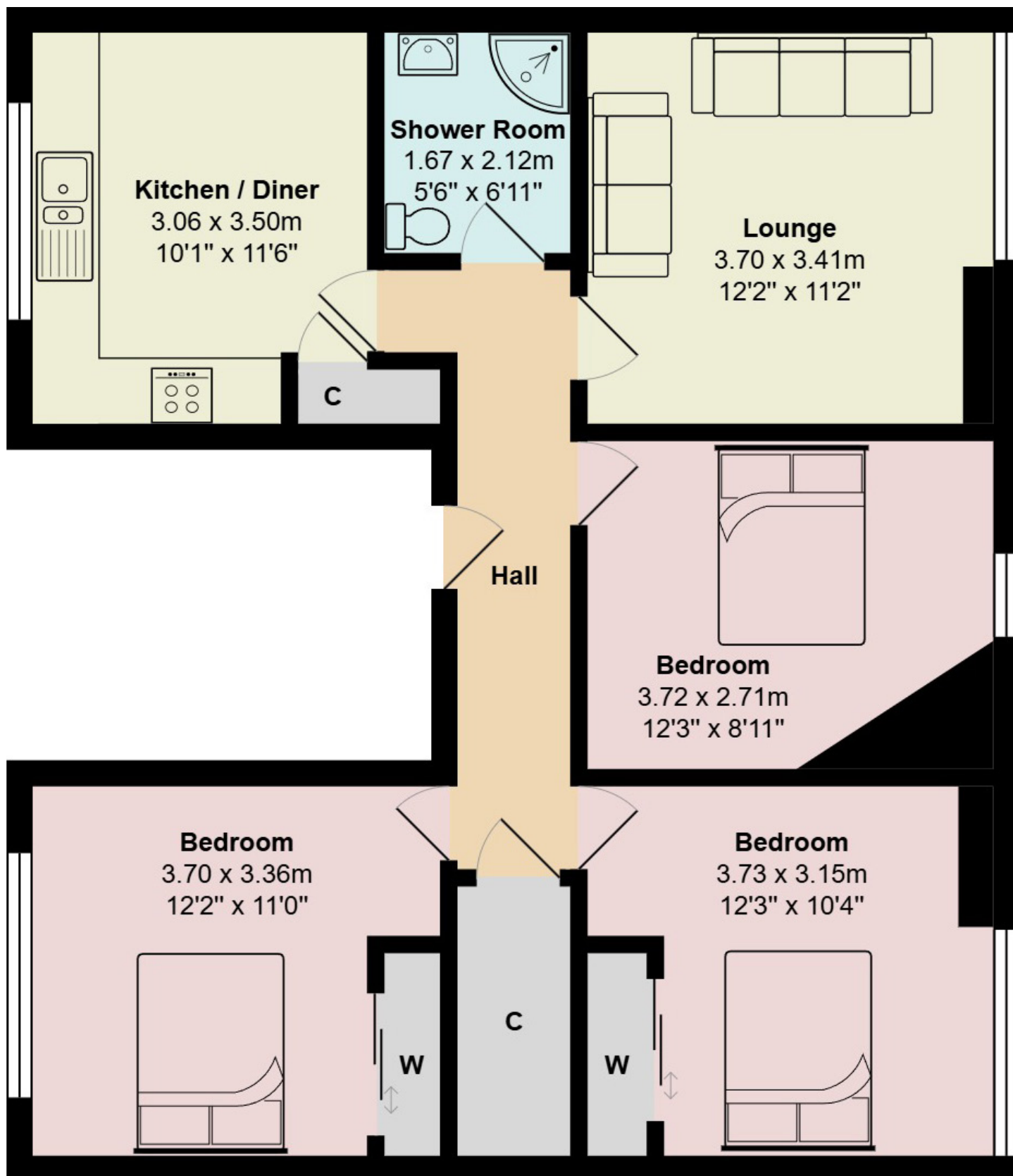




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: C



Parking permits can be applied for that can be used immediately outside or close by this property.  
There is a communal garden with drying areas at the rear of the property.





---

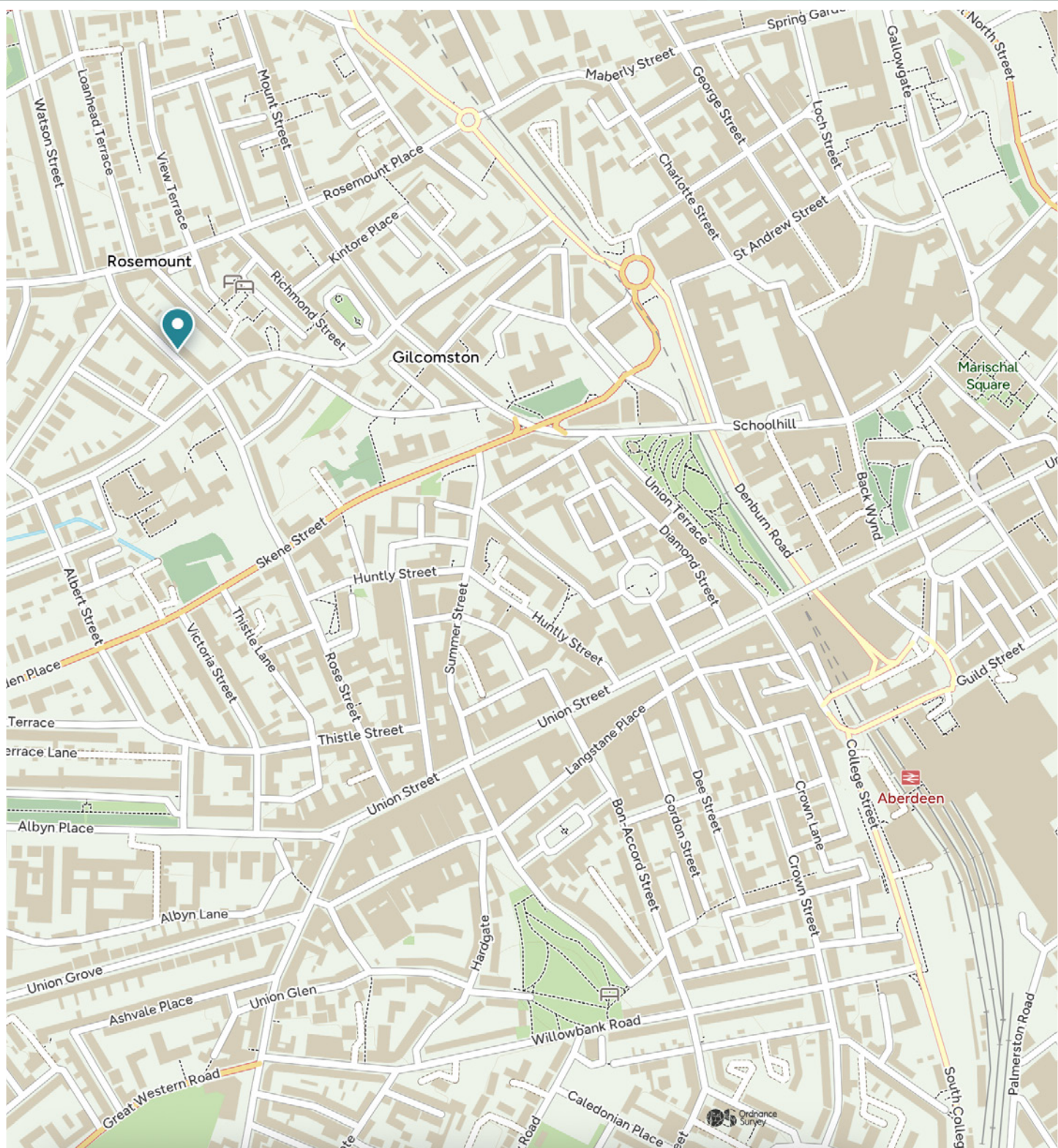
46 Esslemont Avenue is situated in a popular residential area of Rosemount, North West of the city centre, and close to many arterial routes; and accordingly, most parts of the city are easily accessible. Locally, you are well served by excellent schools, specialist and convenience shops, and a short walk to the attractive and popular Westburn and Victoria Parks.

The property is 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, and superb educational and recreational facilities.

The local area is well served by local public transport facilities, with the city offering excellent bus and rail service, 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 beyond. The property is also ideally located for both the student and the professional employee, with both Aberdeen University and the ever-expanding Foresterhill Hospital complex easily accessible.

---

## The Location



# 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)

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.