



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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Flat E, 49 Esslemont Avenue

ABERDEEN, ABERDEENSHIRE, AB25 1ST



# FLAT E / 49 ESSLEMONT AVENUE ABERDEEN / ABERDEENSHIRE

Esslemont Avenue 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 verity of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities. The property and area are well served by local shops and great local public transport facilities. With the city offering 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, the south and beyond, and west to the city of Inverness. The property is also ideally located for both student and professional employee with both, Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property. Ideal location which would suit anyone without a car. This second floor flat is situated within an upgraded traditional granite tenement and would be excellent for the first time buyer, or a buy to let investor. Located in the much sought after residential area of Aberdeen, a fantastic opportunity to purchase an exceptionally

spacious two bedroom second floor flat.

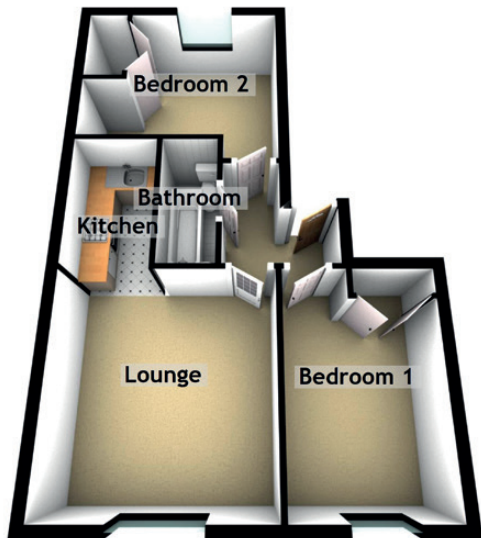
49 Esslemont Avenue has many original features with fresh neutral colours throughout. This property compromises of an integrated dining kitchen which is situated to the rear and is fitted with a range of modern base and wall units, these incorporate roll front work surfaces and a stainless steel sink unit with mixer tap. The units further incorporate a built in oven, gas hob with extractor hood and a vinyl flooring. A bright spacious lounge with open access to the kitchen. Two double bedrooms both of which have built-in storage, the centrally located bathroom is fitted with a modern white suite comprising bath, WC and wash hand basin. Vinyl flooring, extractor fan and wall mirror.

A well maintained Shared Garden to the rear. Outside cellar provides extra storage suitable for bikes. On street parking may be available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. Interested parties should contact Aberdeen City Council.

Viewings by appointment only.



# SPECIFICATIONS



Approximate Dimensions  
(Taken from the widest point)

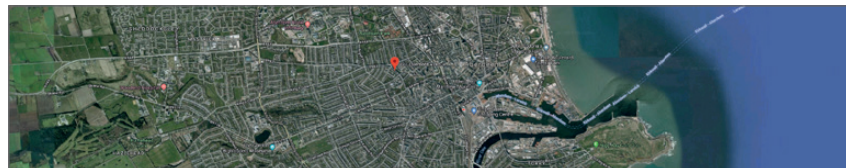
Lounge	3.80m (12'6") x 3.60m (11'10")
Kitchen	2.40m (7'10") x 1.50m (4'11")
Bedroom 1	3.80m (12'6") x 2.50m (8'2")
Bedroom 2	3.70m (12'2") x 3.30m (10'10")
Bathroom	2.40m (7'10") x 1.00m (3'3")

Gross internal floor area (m²): 45m²

EPC Rating: C

Extras (Included in the sale):

Gas Central Heating, Double Glazing, a fitted Kitchenette with integrated and freestanding appliances which are included in the sale. TV and phone point. Owners incentives for early completion may be available, lease contact our office for further information.



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Text and description  
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Surveyor



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