




McEwan Fraser Legal
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24a Grampian Road

ABERDEEN, AB11 8DY

THE LOCATION

24a Grampian Place is located in the thriving community of Torry which is separated from the heart of Aberdeen by the River Dee. There is a choice of primary schools and secondary education. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The city offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt the South and beyond and West to the city of Inverness.



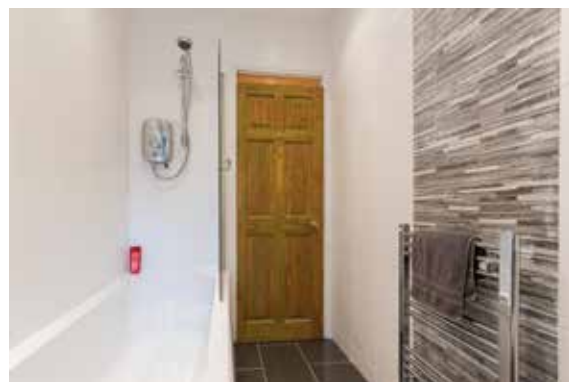
THE PROPERTY

Situated in a popular residential location number 24a Grampian Place is presented to the market in a walk-in condition offering generous sized accommodation for a ground floor studio apartment, with full double glazing gas central heating and immaculate fresh neutral decor throughout. The current owner has carried out a multitude of fantastic upgrades including the kitchen and modern bathroom. With its central location and minutes from the City Centre, this property would be a superb first-time purchase, would suit a professional or a fantastic buy-to-let investment. Early viewing is highly recommended.

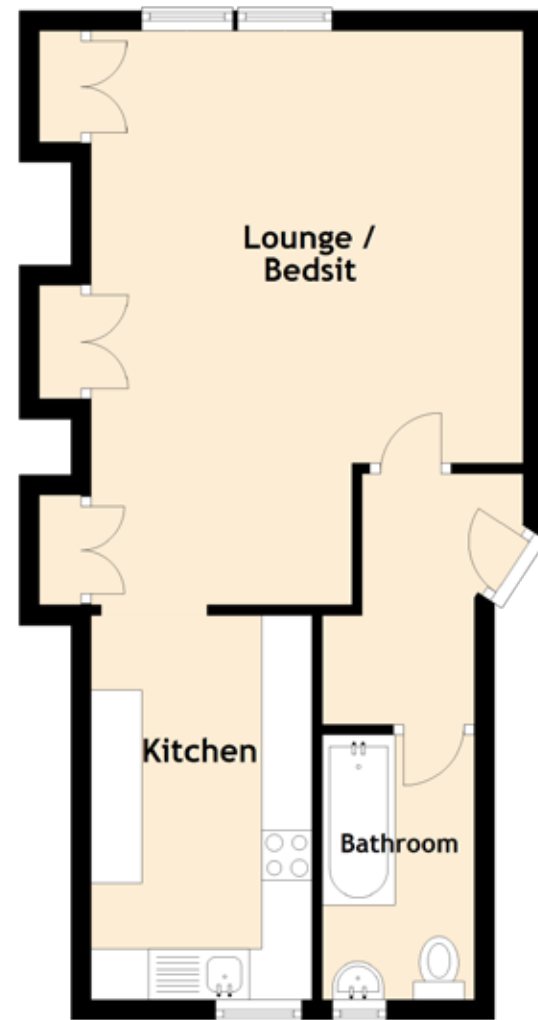
The property comprises: Secure entrance door to shared communal hallway with under stair storage. Internal hallway leading to all other rooms, generous sized lounge with dining area, modern fitted kitchen with some integrated appliances, with wall and base mounted units with contrasting worktops, recently upgraded bathroom with electric power shower over the bath. In addition there are ample storage cupboards throughout the property.

On street permit parking is available to the immediate front of the property and surrounding streets. There is a front garden laid to lawn that is included with the property and a communal rear garden that is also laid mostly to lawn with several drying areas.





THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge / Bedsit	5.30m (17'5") x 3.90m (12'9")
Kitchen	3.80m (12'6") x 1.80m (5'11")
Bathroom	3.00m (9'10") x 1.50m (4'11")

Gross internal floor area (m²): 36m² | EPC Rating: D

Extras (included in the sale): All fixtures, fittings, furniture and cookware.




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**Part
 Exchange
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Text and description
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