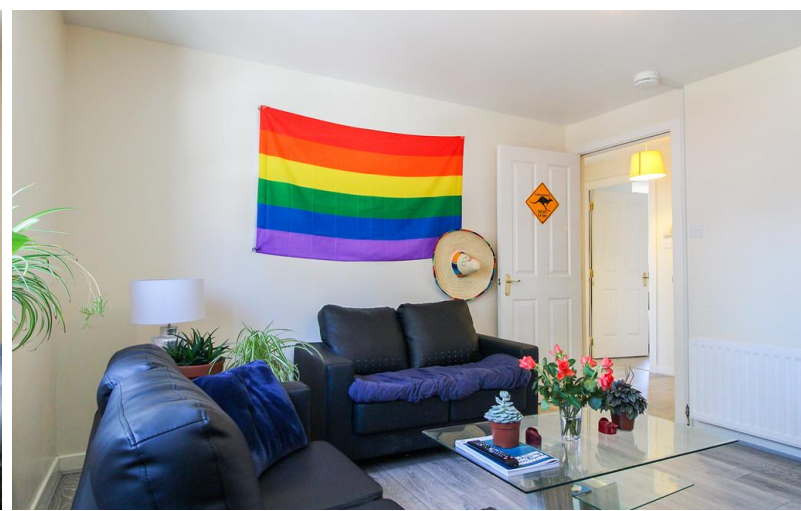


FOR SALE



Fraser Place, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

£TBC



- Click on VIRTUAL TOUR!
- Ideal for First Time Buyer opportunity
- Ideal Investment Opportunity
- City centre location
- Close to Aberdeen University
- Local amenities nearby

Fantastic Fraser Place

View the Video Walk-Through

This beautifully presented executive two-bedroom mid-floor apartment offers modern and stylish accommodation. Benefiting from private parking, generous storage throughout, and gas central heating, the property provides both comfort and convenience in a highly sought-after location.

Ideally situated for easy access to Aberdeen City Centre, Bridge of Don, Dyce Industrial Estates, and the University of Aberdeen, this property is perfectly suited to professionals, couples, or students seeking contemporary living with excellent transport connections.

The spacious interior is finished to a high standard with modern décor throughout, creating a bright and welcoming home. Early viewing is highly recommended to fully appreciate the quality, space, and location on offer.

Just off George Street it is ideally positioned within easy reach of Aberdeen's vibrant city centre, offering an extensive range of shopping, dining, and leisure amenities. The area benefits from excellent public transport links, with convenient access to Aberdeen's bus and railway stations for travel throughout the city and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE A bright and welcoming lounge enjoying an abundance of natural light from the large rear-facing window. Beautifully presented in neutral tones, the space offers a contemporary yet comfortable setting for both relaxation and entertaining. The generous layout easily accommodates a range of lounge furnishings, while the light décor and tiled flooring enhance the sense of space and practicality. A well-proportioned reception room, ideal for modern day living, with pleasant outlooks and ample room for everyday family life.

KITCHEN/DINER

A well-appointed and functional kitchen fitted with a range of wall and base units, complemented by ample worktop space and attractive tiled splashbacks. The layout has been thoughtfully designed to maximise storage and efficiency, with space for a range of freestanding appliances. The bright and practical dining area provides an ideal setting for everyday meals and informal entertaining. Finished in neutral tones, the room offers a warm and inviting atmosphere while providing a versatile space to suit modern lifestyles.

BEDROOM ONE A spacious and well-presented double bedroom offering a bright and comfortable retreat. The room benefits from a large window which allows an abundance of natural light to flood the space, creating a warm and inviting atmosphere. Generously proportioned, the bedroom comfortably accommodates a double bed along with a range of freestanding



furniture, making it ideal for modern living. Finished in neutral décor, this attractive room provides a versatile space that can be tailored to suit a variety of tastes and requirements.

BEDROOM TWO A well-proportioned second double bedroom offering bright and comfortable accommodation. The room benefits from a large window allowing for plenty of natural light, creating an airy and inviting atmosphere. There is ample space for a double bed together with a range of freestanding bedroom furniture, including wardrobes, chests of drawers and bedside tables. Neutrally decorated throughout, this versatile room would be ideal as a guest bedroom, children's room or home office, depending on individual requirements.

BATHROOM A modern and well-presented bathroom fitted with a contemporary white three-piece suite comprising a panel-enclosed bath with glazed shower screen and shower over, pedestal wash hand basin, and low-level WC. The room is enhanced by attractive tiled walls, a frosted window providing natural light and ventilation, and a clean, neutral finish throughout, creating a bright and practical space suitable for modern family living.





0m 2.5m

Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH
T: 01224 63 65 00 • E: aberdeen@martinco.com
Letting Agent Registration No. LARN1905074

01224 63 65 00
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.