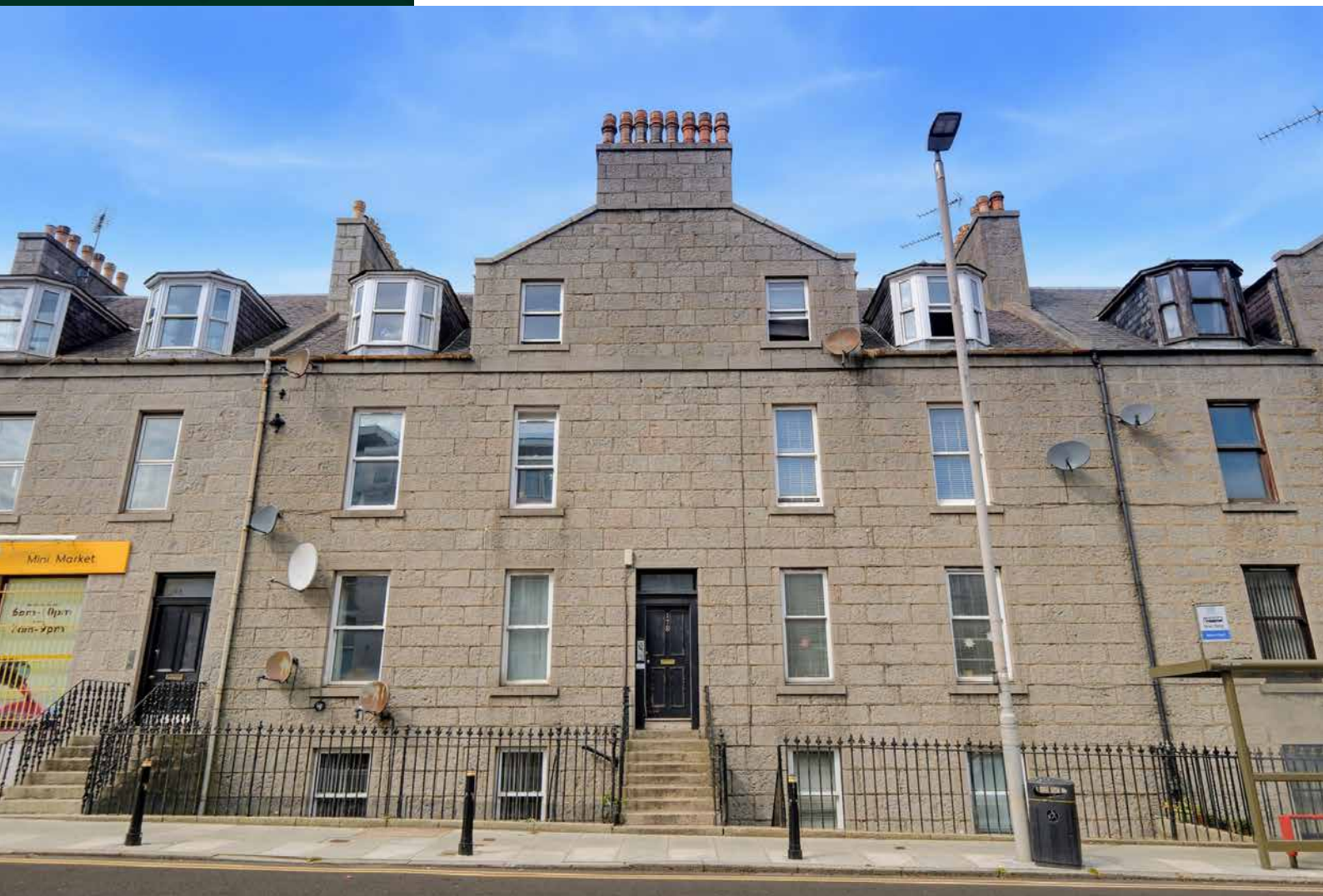


Basement Floor Left 178 Crown Street

ABERDEEN, AB11 6JD



Traditional granite stone spacious two-bedroom lower-ground-floor dwelling in a central, popular location, close to all amenities and the city centre



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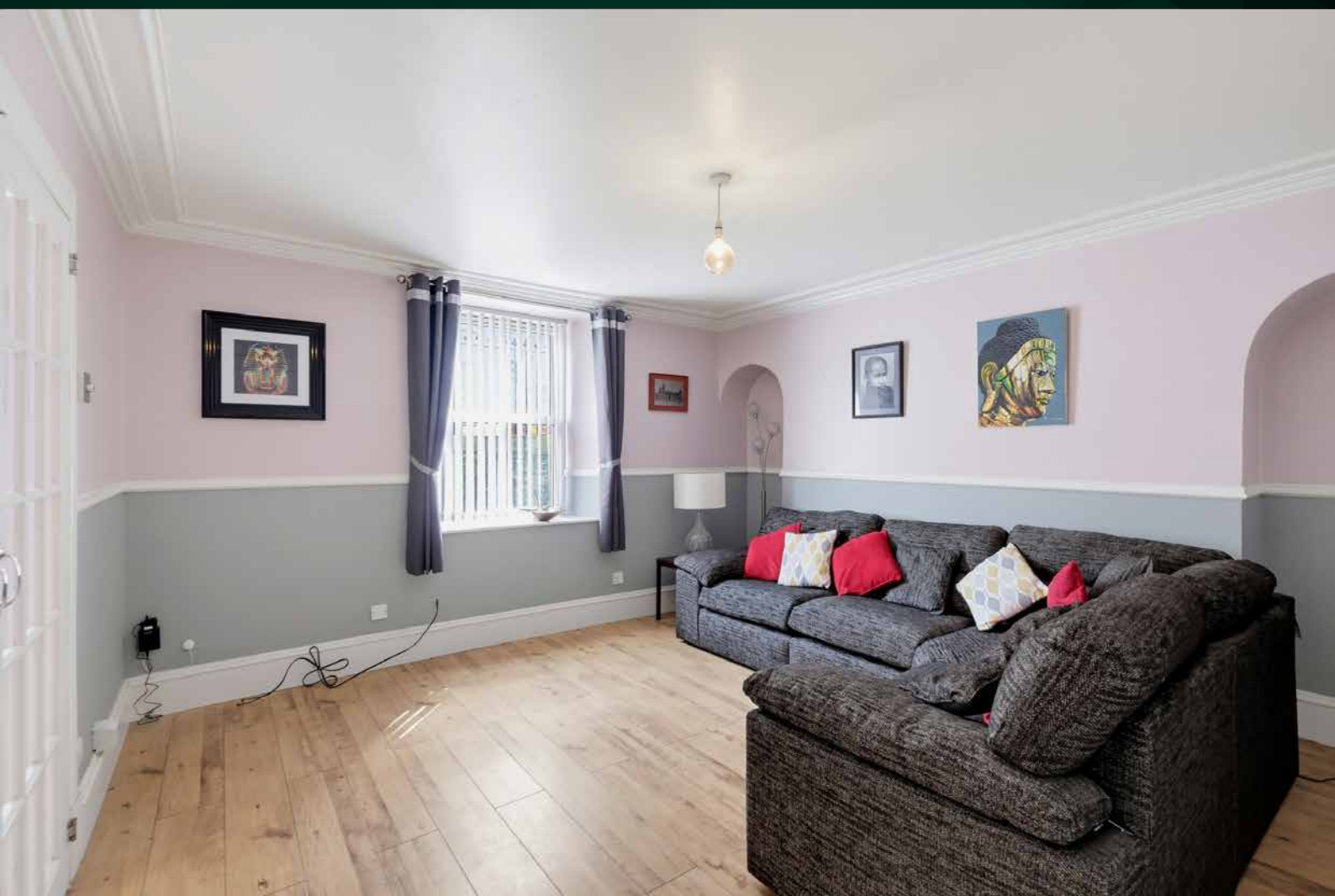


McEwan Fraser Legal are delighted to offer for sale this spacious two-bedroom lower ground-floor dwelling. Number 178 Crown Street enjoys a central location, close to the sought-after Ferryhill area of the City and within proximity of a varied range of local amenities. It forms part of a well-maintained traditional granite building, with well-maintained communal areas, a security entry system and a walled garden.

The current owner, during his tenure, has modernised and upgraded to an impeccable standard, with professional workmanship being evident at every turn. A modern kitchen and stylish shower room are some of the most recent upgrades. The property also benefits from the modern comforts of immaculate décor throughout, gas-fired central heating, and double-glazed windows.

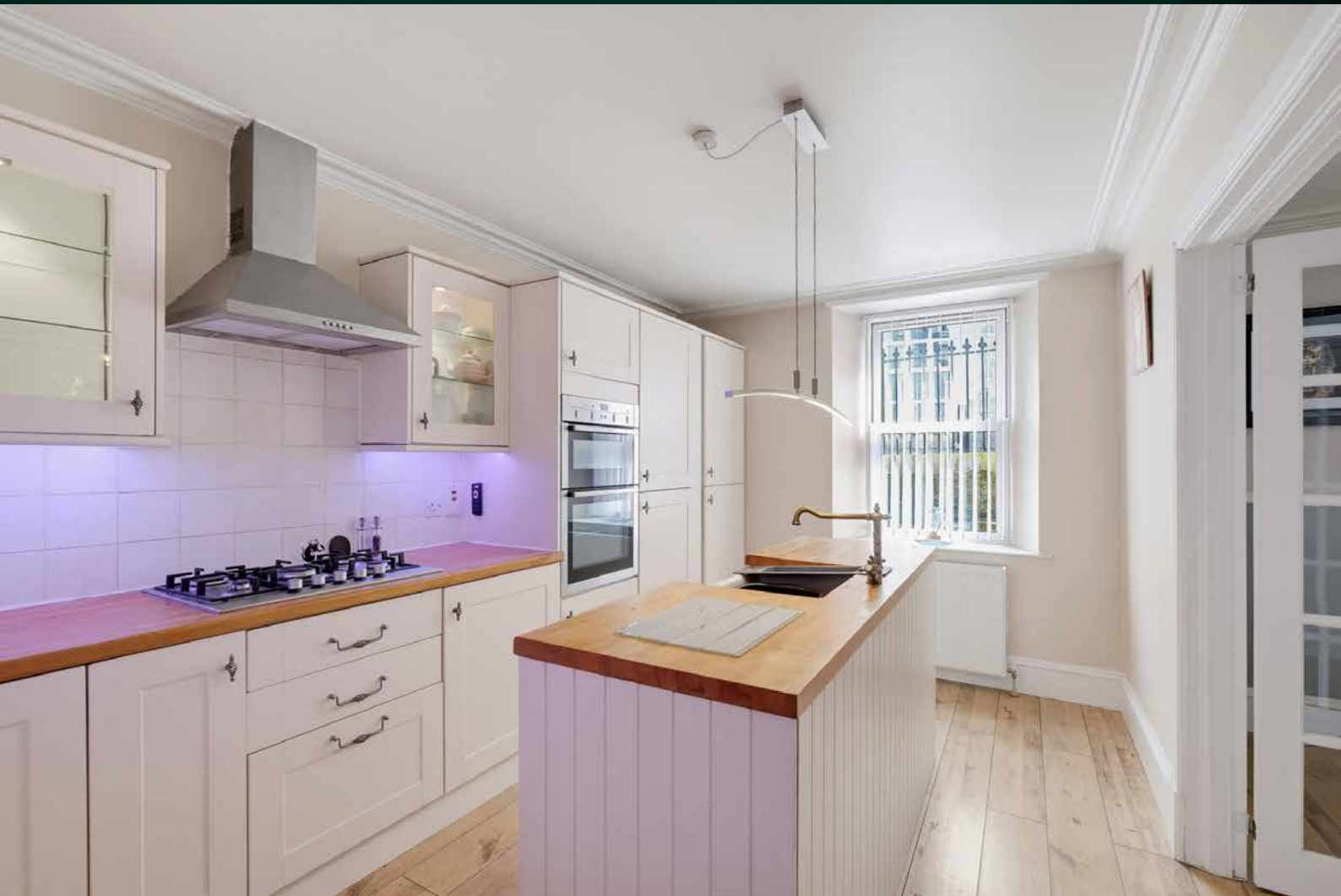
Early viewing is an absolute must to fully appreciate the standard that this property offers; you will not be disappointed.

THE LOUNGE



The property comprises a communal landing with one other property. Welcoming entrance hall with neutral decoration; this in turn gives access to all further accommodation. The bright and airy lounge, located to the front of the property, has been decorated in neutral tones and allows access to the kitchen through stylish double doors. The lounge has ample space for a mixture of stand-alone furnishings and a dining table.

THE KITCHEN



Also located at the front, the superb kitchen has a central island and has been fitted with a range of modern base and wall units, with a mixture of free-standing appliances and integrated appliances.



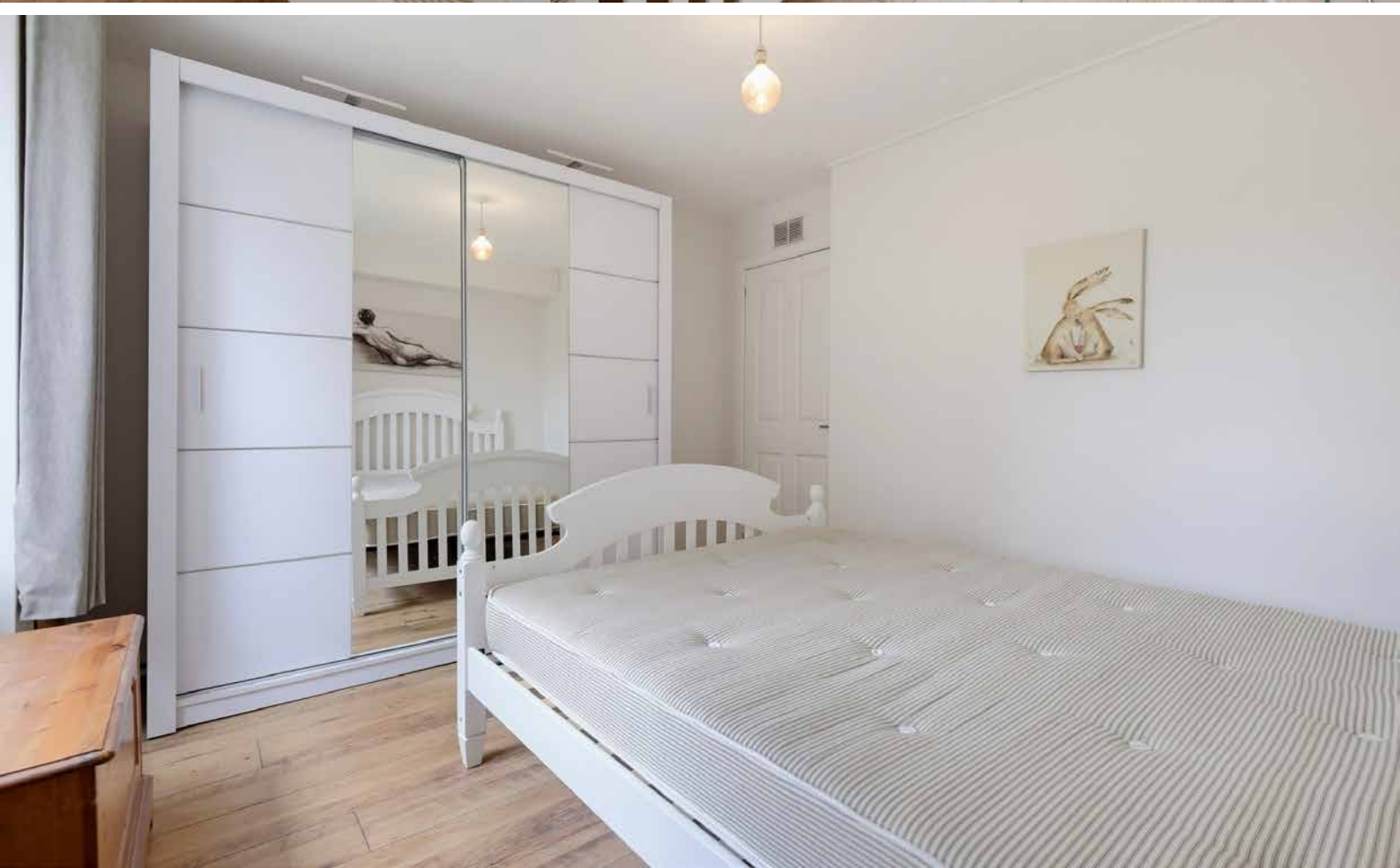


Two generously proportioned double bedrooms overlooking the gardens to the rear, together with a centrally situated modern shower room, complete the accommodation.

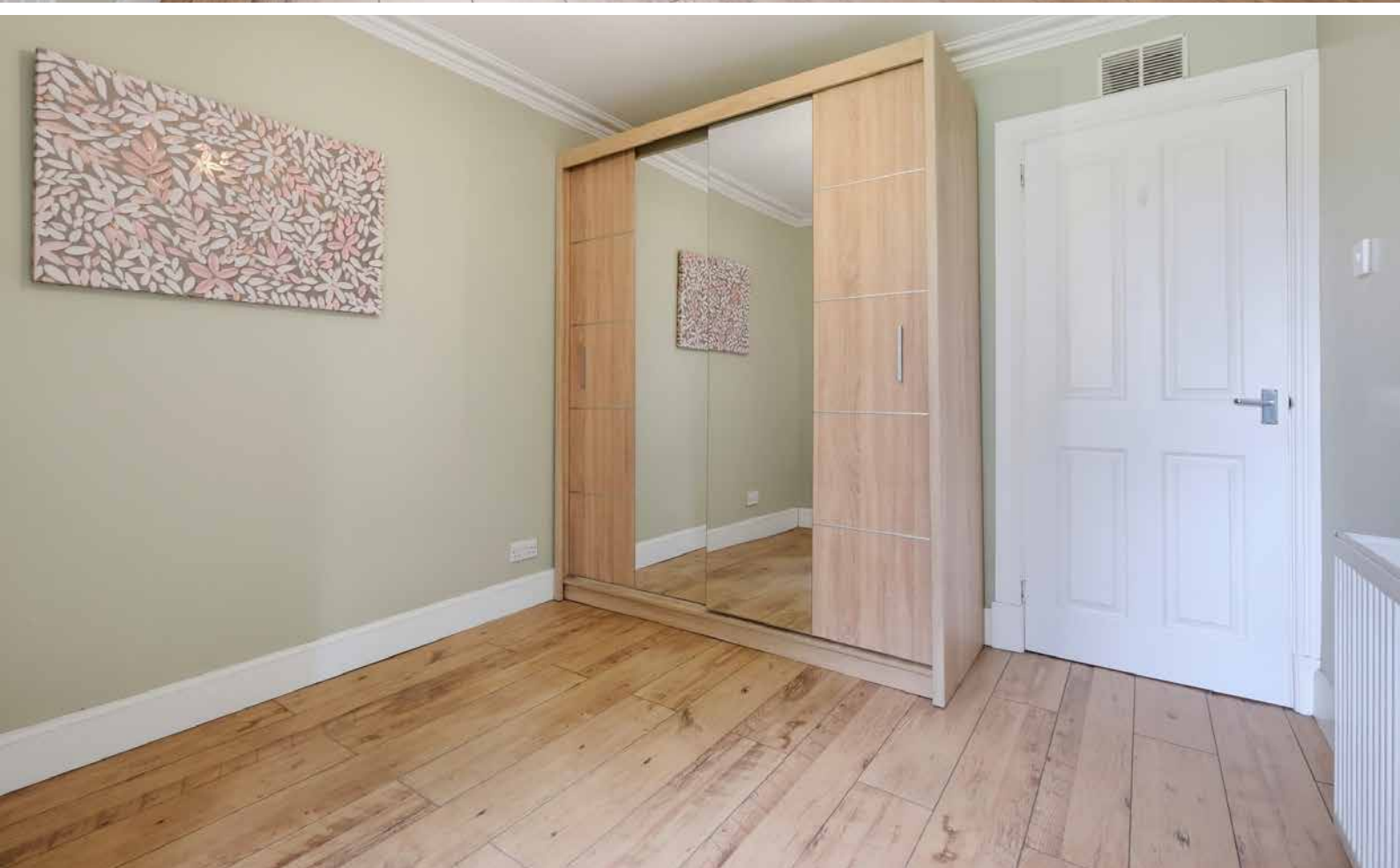
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

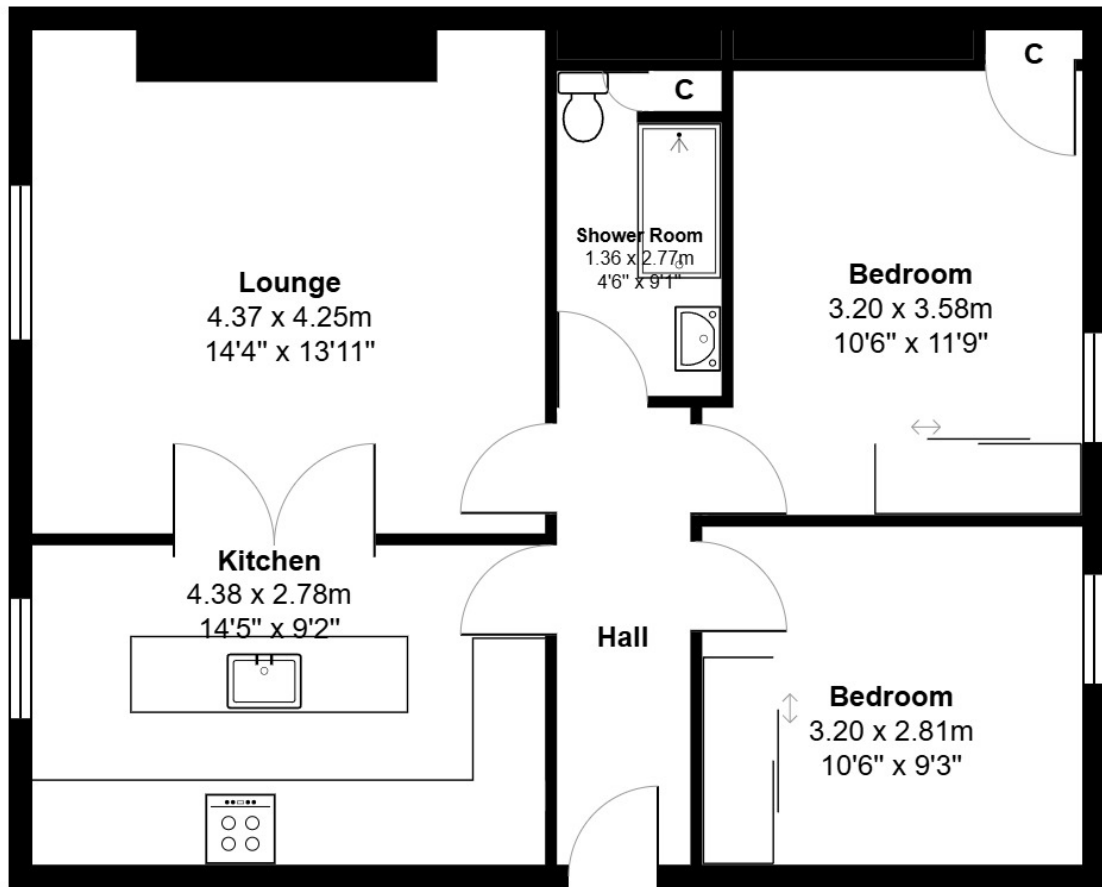


Externally, there is a communal rear garden that is walled on three sides and laid mostly to lawn. There is permit parking available immediately in front of the property.

EXTERNALS

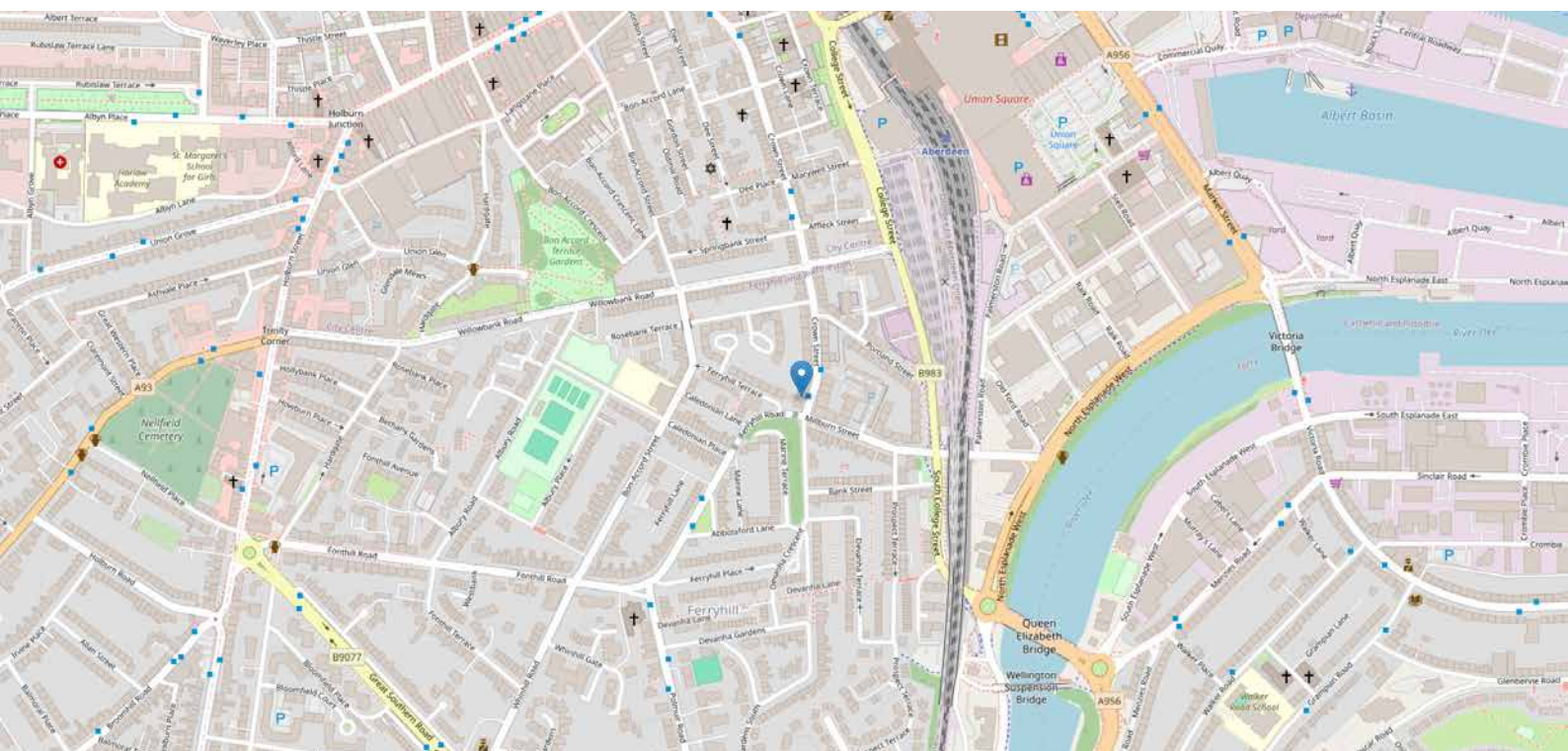


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

Ideally located within a popular residential area in proximity to Union Street and Union Square retail park. A wide range of amenities are available nearby, including local shops, popular hotels, restaurants and wine bars.





There are fantastic regular local transport links; you are minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a multitude of shopping malls and specialist shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities. There is a multitude of indoor and outdoor activities all within easy reach of the property.

Given the property is located close to the main arterial routes and the Aberdeen Ring Road, most parts of the city, North and South, are easily accessible. Aberdeen city offers further excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen.



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