



**Flat N, 30 Fraser Road, Aberdeen,
Aberdeenshire, , AB25 3UH**

Property Features

- We are delighted to present this two-bedroom apartment, ideally located in the heart of Aberdeen city centre. The property benefits from gas central heating and double glazing throughout.

Property Summary

The accommodation comprises: a welcoming entrance hallway with storage; a bright and spacious lounge with large windows that flood the room with natural light; and a modern kitchen positioned to the rear of the open-plan living space, fitted with a range of wall and base units, coordinating worktops, and integrated appliances. There are two well-proportioned double bedrooms, each with built-in mirrored wardrobes, and a smart bathroom complete with a white three-piece suite, thermostatic shower over the bath, built-in storage, and crisp white aqua panelling.

Price
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Lounge/kitchen: 5.42m x 5.11m (17'9" x 16'9") approx.

Bedroom one: 3.39m x 3.33m (11'1" x 10'11") approx.

Bedroom two: 3.26m x 3.23m (10'8" x 10'7") approx.

Bathroom: 2.06m x 1.9m (6'9" x 6'3") approx.

(Outside)

Externally, the property enjoys access to an attractive shared garden to the rear. The apartment also benefits from an allocated parking space within the development, providing secure off-street parking. In addition, on-street permit parking is available by application to Aberdeen City Council.

(Other Information)

The communal hallways and outdoor spaces are well maintained by the factor, James Gibb, for a monthly fee of approximately £76, which also includes common buildings insurance.

Map

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