



**27H Fraser Road**  
Aberdeen, AB25 3UE

ledingham  
chalmers  
estate agency





Lounge





Dining kitchen



Hallway

**27H Fraser Road  
Aberdeen, AB25 3UE**

**Immaculate city centre two bedroom top floor  
flat with secure parking**

- Perfect first time buy
- Immaculate two bedroom flat
- City centre location with secure parking
- Tasteful decor and quality finishings
- Ample storage
- Gas central heating and double glazing



**Two** beds.



**One** bathroom.



**One** public room.

## Immaculate city centre two bedroom top floor flat with secure parking

Situated close to the city centre, we are delighted to present for sale this most appealing two bedroom top floor flat situated within a popular purpose built development.

This property offers beautiful move in accommodation throughout and would ideally suit a first time buyer or young couple. Features include gas central heating, double glazing and plenty of storage throughout. Externally is secure shared residents parking, well maintained communal grounds and secure residents bike store.

The light and airy hallway gives access to all the accommodation and has a wall mounted security entrance system and large storage cupboard.

The immaculate front facing lounge, provides generous living accommodation. The white crisp walls contrast well with the light wood laminate flooring and there ceiling spotlights finish the look. There is ample space for a variety of free standing furniture and the current owners have a perfect arrangement with a corner couch and soft furnishing to compliment the decor.

The well appointed dining kitchen features a range of wall and base mounted units with gas hob, oven and extractor inset. Other white goods are integrated and all will remain as part of the sale.

Bedroom one has also been immaculately presented in soft pastel tones, ample natural light floods in and the bank of wardrobes will remain. Bedroom two is a delightful double bedroom with has been currently utilised as a child's bedroom,



Bedroom one



Bedroom two





Completing the accommodation is the centrally located bathroom. Clean and crisp white tiling and flooring combine with a neutral white bathroom suite. There is a mains shower above the bath and a large mirrored cabinet enhances the feeling of space.

Early viewing of this superb flat is highly recommend to appreciate the level of accommodation on offer.

Bathroom

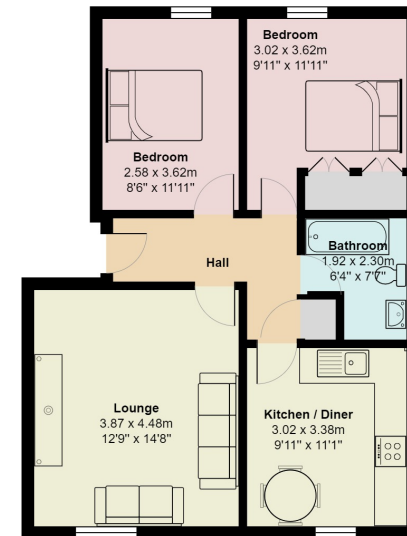


Parking

## Accommodation and plans

Lounge	12'9" x 14'8"	3.89m x 4.47m
Kitchen/ diner	9'11" x 11'1"	3.02m x 3.38m
Bathroom	6'4" x 7'7"	1.93m x 2.31m
Bedroom one	9'11" x 11'11"	3.02m x 3.63m
Bedroom two	8'6" x 11'11"	2.59m x 3.63m

27h Fraser Road



## **Directions**

Travel east along George Street and continue through the lights at the Hutcheon Street junction. Proceed on this road and Fraser Road is located on the left hand side

## **Location**

Fraser Road is located between Hutcheon Street and George Street which has an excellent range of local amenities and is within walking distance of the city centre with its further range of shopping, recreational and leisure facilities. The area also has excellent public transport making many parts of Aberdeen easily accessible. It is also ideally placed for Aberdeen University and is within reach of Aberdeen Royal Hospital complex

## Arrange a viewing

Viewing By appointment telephone **07469932548** or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.