

**14 Fraser Street,
Aberdeen, AB25 3XS**


**Fixed Price
£57,000**

ASPC ref : 349976

 1  1  1 39 m² EPC **E** Council Tax Band **A**



Arrange a viewing

 **01224 428100**
(Peterkins)


Peterkins
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Aberdeen
AB10 1QR

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<http://www.peterkins.com>



Property features:


Parking

BELOW VALUATION

We are pleased to offer for sale this **first floor flat right** which forms part of a traditional tenement building with its common areas protected by a security entry system. The accommodation comprises a naturally light and airy living room; kitchen; bedroom; bathroom with an overbath shower. Outside there is shared garden to the rear of the building. There are electric heaters in most rooms and the windows are double glazed. The flat will no doubt appeal to first time buyers and buy-to-let investors and therefore early viewing is genuinely recommended.

location: Fraser Street is located just off George Street, which is in an area well served by local shops and public transport facilities and most parts of Aberdeen City are readily accessible by a variety of arterial routes. Given the property's location a wide variety of pubs, clubs, shops restaurants and leisure facilities and also the main shopping centers including the Bon Accord Centre, St Nicholas Centre and Union Square are all within relatively easy walking distance.

directions: Travelling north along George Street, continue through the Hutcheon Street traffic lights. Take the second exit on the left into Fraser Street and Number 14 is situated on the right hand side of the road.

entrance: The well maintained entrance and staircase to the upper floor is accessed via a security entry system.

hall: Exterior door leads to the hall; wall mounted cupboard housing the electric meters; wall mounted security entry handset; pendant light fitting; wood flooring.

open plan living room/kitchen: Superb open plan room with a large window situated to the rear; built in storage cupboard; newly installed kitchen with oven, hob, extractor fan, washing and fridge freezer; 2 light fittings; laminate flooring; panel heater.

bathroom: Fitted with a white three piece suite complete with an overbath electric shower and a shower curtain; built in cupboard housing the hot water tank with the cold tank above; pendant light fitting; laminate flooring.

bedroom: 3.83mx3.78m Bright bedroom with a large window to the front of the building; pendant light fitting; panel heater; wood flooring.

outside: The shared garden is located to the rear of the property.

parking: On street parking may be available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. Interested parties should contact Aberdeen City Council.

Note: All furniture in the property can be removed if necessary.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/349976/14-Fraser-Street/Aberdeen/>

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