

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

Fixed Price  
**£99,000**

**Under offer**

 **2**  **1**  **1**   **55 m<sup>2</sup>** EPC **C** Council Tax Band **D**



**Contact Solicitor**

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**Features**

**Description**

Situated in a modern purpose built development and within close proximity to the City Centre, we are delighted to offer for sale this spacious **Two Bedroom Executive Gound Floor Flat**. With a secure resident's car park, tidy and well lit communal areas which are protected by a security entry system, the property presents an excellent purchase for first time buyers, young couples and those looking for a buy to let investment. Decorated in fresh, neutral tones throughout, the property also benefits from gas central heating, double glazing and an intruder alarm system.

- Two Good Sized Bedrooms
- Dining Kitchen
- Gas C.H, D.G & Alarm
- Secure Car Park

The accommodation on offer comprises: entrance hallway with built in cupboard; well presented lounge providing space for both living and dining furniture; dining kitchen fitted with an array of base and wall storage units; two double bedrooms with built in wardrobes and a bathroom fitted with a 3 piece suite with over the bath shower.

With its quiet location and good sized accommodation, early viewing is recommended.

**Location** Fraser Road is situated close to George Street in a location which offers relatively easy access to most parts of Aberdeen. The area is also well served by local shops and public transport facilities and the City Centre is within relatively easy walking distance, with the location also being convenient for Aberdeen's Universities and for Foresterhill Hospital.



## Accommodation comprises

Lounge: 4.39m x 3.22m (14'5 x 10'7) approx.

Kitchen: 3.37m x 2.99m (11'1 x 9'10) approx.

Bedroom 1: 3.73m x 2.97m (12'3 x 9'9) approx.

Bedroom 2: 3.73m x 2.61m (12'3 x 8'7) approx.

Bathroom: 1.90m x 2.26m (6'3 x 7'5) approx.

### (Outside)

Outside on street permit parking is available whilst to the rear is a secure car parking providing an exclusive space for this property.

### View this property here

<https://www.aspc.co.uk/search/property/352487/27a-Fraser-Road/Aberdeen/>

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