





MQ Estate Agents are proud to present to the open market this seldom available two-bedroom top floor flat in a highly sought-after residential area.

Part Exchange Available

The generously proportioned accommodation comprises: open plan lounge and kitchen, two bedrooms and family bathroom. The subjects benefit from gas central heating, full double glazing and allocated parking.

#### LOUNGE

22' 5" x 9' 10" (6.838m x 3.012m) A bright spacious lounge which has a large rear facing window overlooking the front.

#### KITCHEN

Contemporary fitted open plan kitchen area which incorporates a range of base and wall mounted storage units with complimentary worktop surfaces to include a stainless-steel sink unit with side drainer, integrated dishwasher, in-built ceramic hob, electric oven, extractor canopy, fitted washing machine and fridge freezer.

#### BEDROOM

10' 3" x 10' 7" (3.137m x 3.230m) A generous master bedroom in impeccable order providing a double sized room with built in wardrobes and rear facing outlook onto a peaceful location.



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10' 7" x 8' 10" (3.227m x 2.696m) Double sized bedroom with built in wardrobe rear facing aspects onto established residential pocket.

### BATHROOM

7' 0" x 6' 8" (2.134m x 2.046m) The family bathroom is fitted with a three-piece suite comprising a bath with shower above, WC and hand wash basin.

### LOCATION

Quietly located, in Aberdeen there is a wide and varied array of amenities on offer which includes a bustling collection of small bespoke shops as well as a sizeable supermarket for general day to day requirements. Cafés, bars and restaurants are also a feature of the area with more sporting and outdoor pursuits to be found. Regular bus links are available to neighbouring areas and the property sits a moments walk from Aberdeen train station. The area has access to an excellent road infrastructure including the A92 making it an ideal base for the commuters.

### VIEWINGS

Viewing is highly recommended in order to appreciate the quality within.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 6.30pm to arrange your viewing or valuation appointment.



