



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**15J Fraser Place**

ABERDEEN, AB25 3YA

# 15J FRASER PLACE

ABERDEEN, AB25 3YA

Fraser Place is within easy reach of the city centre. It is well placed for the Aberdeen University Campus at Kings College. There are also regular bus services to and from the city centre and other areas. There is also a good range of local facilities nearby, in particular, the Berryden and Kittybrewster business parks.

Entered through a well-maintained communal stairwell, the property offers well-proportioned accommodation and good-sized windows that allow an abundance of natural light to flood the property.

The entrance hall provides access to all accommodation this property has to offer, the bright and airy lounge with large east facing window provides adequate space for a wide range of furniture styles. As you move through the property you find the attractive kitchen, which benefits from an array of wall and base mounted units with space for free standing appliances and dining furniture. There are two double bedrooms, the larger of the two benefits from a double built-in wardrobe with mirrored sliding doors and more than enough room for additional free-standing furniture. Completing the accommodation is a modern bathroom with Mira shower over bath, with glass shower door, aqua panelling surround and two piece suite. Externally there is a storage shed and allocated parking space. With its fantastic central location, this property would be a superb first-time purchase or a Buy-to-Let investment.



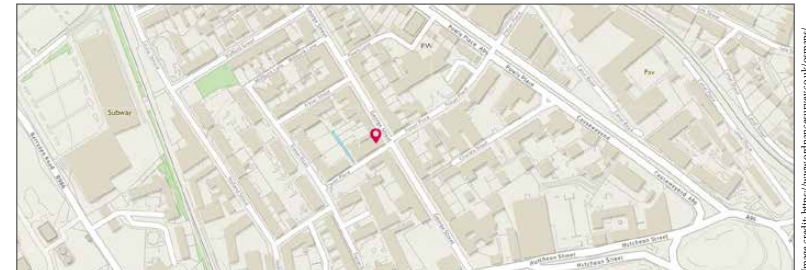


### Approximate Dimensions (Taken from the widest point)

Lounge	3.70m (12'2") x 3.67m (12')
Kitchen	3.83m (12'7") x 3.42m (11'3")
Bedroom 1	3.42m (11'3") x 3.14m (10'4")
Bedroom 2	3.67m (12') x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.37m (4'6")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | EPC Rating: D

**Extras (Included in the sale):** All light fittings, floor fittings, curtains, and blinds. Any other items may be available by separate negotiation.



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 01224 472 441  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

**Part  
 Exchange  
 Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JANINE MCINTOSH**  
 Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer

Image credit: <https://www.ordnancesurvey.co.uk/omaps/>