

**UNDER OFFER**



**Morrison Drive, Aberdeen**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers Over £60,000**

  
**MARTIN&CO**



- Local amenities nearby
- Excellent transport links
- Local schools nearby
- Permit Parking
- Communal garden grounds
- LARN: 1905074
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We are delighted to offer for sale this well-proportioned two-bedroom apartment, located in the established residential area of Morrison Drive. This property presents a fantastic opportunity for both first-time buyers looking to step onto the property ladder and investors seeking a reliable rental asset.

Situated within easy reach of local amenities, Robert Gordon University, and excellent transport links into the city centre, the apartment enjoys a convenient location ideal for a wide range of buyers. Internally, the property offers a spacious lounge, two good-sized bedrooms, a fitted kitchen, and bathroom – all ready for modernisation or personalisation to suit your needs.

With great potential, generous room sizes, and strong rental demand in the area, early viewing is highly recommended to fully appreciate the value on offer.

Morrison Drive is located in the popular Garthdee area of Aberdeen, just a short distance from the city centre and conveniently close to a wide range of amenities. The area is particularly well-regarded for its proximity to Robert Gordon University, making it a popular choice for students, young professionals, and investors alike.

Residents benefit from excellent public transport links, easy access to major road networks, and a good selection of local shops, supermarkets, and recreational facilities, including the nearby David Lloyd Leisure Centre and ASDA superstore. Scenic riverside walks along the River Dee and the Deeside Way are also just







a short stroll away, offering a balance of urban living with outdoor appeal.

Whether you're looking for convenience, rental potential, or a well-connected home base, Morrison Drive is a smart and sought-after location in the Granite City.

**LIVING ROOM** Great sized living area with light wood-effect laminate flooring and plain cream-colored walls. There is a wooden door leading to another room and a second door with a glass panel that opens to a balcony area. A white radiator is mounted on the left wall under a double wall scone light fixture, while another single light fixture is positioned on the opposite wall. The ceiling has a single exposed light bulb hanging from a fitting. The room is simple and neutral, offering a blank canvas for new owners to personalize. It looks bright and functional, perfect for a living area or dining space with potential for updating.

**KITCHEN** Compact kitchen with a traditional design. The kitchen features solid wood-effect base and wall units with panelled doors, providing a good amount of storage. The countertops are finished in a light laminate, and the walls are partially tiled with white ceramic tiles decorated with a fruit motif border, adding a touch of vintage character.



Appliances include a freestanding electric cooker with a double oven and a washing machine integrated under the worktop. There's also a wooden freestanding table or cart to the left, offering additional workspace or storage.

A large window above the sink allows plenty of natural light to fill the room, making it feel bright despite the dated finishes. The wood-style laminate flooring ties in nicely with the units.

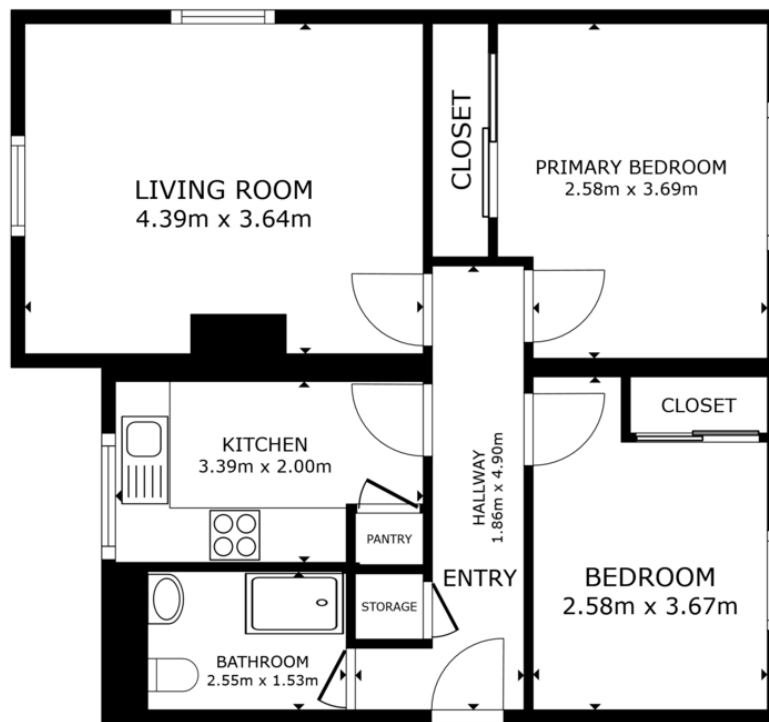
The kitchen is functional and would benefit from modernisation, offering great potential for upgrading to suit modern tastes.

**BEDROOM 1** A generously sized double bedroom quietly positioned to the rear of the building. The room features neutral décor and comfortable corded carpeting, creating a relaxing atmosphere. A double integral mirrored wardrobe provides excellent storage while enhancing the sense of space and light.

**BEDROOM 2** A further good-sized bedroom, located to the rear of the building, decorated in neutral tones with beige corded carpeting. The room also benefits from a double integral mirrored wardrobe, offering excellent storage while maintaining a bright and airy feel.

**BATHROOM** A good-sized bathroom fitted with vinyl flooring and neutral décor. The room is equipped with a





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 58.0 m<sup>2</sup>  
TOTAL : 58.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Aberdeen

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.