



Flat 10, Fraser House,
9 Market Street, AB11 5PD

Offers over £120,000
£20,000 BELOW VALUATION,
AS AT 18.09.2025

peterkins



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- Second Floor Flat Spanning Two Floors
- Open Plan Living Room/ Dining Kitchen
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom with an Over Bath Shower
- Electric Panel Heaters
- Soundproof Double Glazing

Viewing contact Peterkins
(01224) 428100

Ref: 45448/1

EPC: E

description:

We are delighted to offer for sale this extremely spacious **two bedroom second floor flat** which forms part of Fraser House, a 'C' listed Georgian building, in the heart of the City Centre. The well presented communal areas, with lift and stair access to all floors, are accessed via a NFC or RFID security entry system, plus there is the option to open the door remotely by phone. Presented in a modern stylish condition, the property will be sold to include all fixtures, fittings, white goods, fitted flooring, light fittings, blinds and curtains in the sale price. The accommodation spans two floors and comprises of: Welcoming entrance hallway with spiral staircase leading to the upper floor; open plan living room and dining kitchen; one double bedroom; bathroom with an over bath shower. Upper Floor: Generously proportioned master bedroom with en-suite shower room. Heating is provided by electric panel heaters and all windows are double glazed. Early viewing is highly recommended to appreciate the generously proportioned accommodation on offer.

Note: All furniture in the flat at the time of the viewing will be included in the sale price.

location:

Located in the heart of the city, Fraser House is a development of 34 one, two and three bedroom apartments. The building is conveniently positioned on the corner of Union Street and Market Street and provides buyers the opportunity to enjoy a quality lifestyle within easy reach of a wide range of amenities and transport links. The Guild Street bus station and Aberdeen Railways station are within easy walking distance providing links to and from the City including Robert Gordon's Campus at Garthdee, Aberdeen University, Aberdeen Royal Infirmary and the regular Jet 727 Bus will drop you right outside the main terminal at Aberdeen International Airport. As you would expect from a thriving city, the centre boasts fine restaurants, theatres, galleries, cinemas, concert halls, first class shopping centres including the popular Union Square, bars and nightlife to suit all tastes.

directions:

Travel north along Union Street and Fraser House is located on the corner with Market Street. The main entrance is accessed on Market Street.

entrance:

The communal entrance is accessed via a Bluetooth security entry system and there is lift and stair access to the upper floors.

hall:

Exterior door gives access to the welcoming hallway; built-in utility cupboard housing the electric meter, hot water tank and washing machine; electric panel heater; smoke detector; pendant light fitting; laminate flooring; spiral staircase leading to the upper floor.

open plan living room and dining kitchen: 27'2 x 11'10 (8.27m x 3.60m) approx.

living area: Bright and airy room with soundproof double windows to the front of the property; television point; telephone point; electric panel heater; smoke detector; ceiling light fitting; laminate flooring.

dining kitchen: The dining kitchen is fitted with an excellent range of base and wall mounted units linked by co-ordinated work surfaces and ceramic wall tiles; electric hob; built-in oven; stainless steel chimney style cooker extractor hood; integrated dishwasher; free standing fridge/freezer; stainless steel sink and drainer with a mixer tap; wall mounted immersion timer; heat detector; 5 branch ceiling light fitting and downlighters; laminate flooring.



bedroom 2: 14'9 x 12'6 (4.50m x 3.82m) approx.

Spacious double bedroom with soundproof double windows to the front of the property; built-in wardrobes with sliding doors providing excellent hanging and storage space; telephone point; electric panel heater; smoke detector; pendant light fitting; laminate flooring.

bathroom:

Attractive bathroom fitted with a three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath mixer shower and glass shower screen; ceramic wall tiles; shaver point; wall mounted mirror; heated towel rail; extractor fan; downlighters.

upper floor:

Spiral staircase leading to the upper floor; electric panel heater; smoke detector; downlighters; laminate flooring; exterior door to third floor communal hall.

master bedroom: 27'1 x 11'7 (8.25m x 3.54m) approx.

Extremely spacious master bedroom with soundproof double windows to the front of the property fitted with a roller blind; 'Velux' window; sitting area; electric panel heater; smoke detector; ceiling light fitting and a pendant light fitting; fitted carpet.

en-suite shower room:

Modern en-suite shower room fitted with a three-piece suite comprising of: W.C., wash hand basin with pedestal and shower unit complete with a mixer shower; ceramic wall tiles; shaver point; heated towel rail; wall mounted mirror; extractor fan; vinyl flooring.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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