

Flat A, 68 Seaforth Road

ABERDEEN, AB24 5PB



*A SPACIOUS TWO-BEDROOM GROUND
FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present Flat A, 68 Seaforth Road, a spacious two-bedroom ground floor flat introduced to the market in good condition and is available immediately. The property consists of an internal hallway leading to all rooms. Accommodation is clean, neutral colours and comprises two double bedrooms, one large, the other medium-sized; a good-sized bathroom with a shower over the bath, a well-proportioned airy lounge, a modern fitted kitchen featuring a gas hob, electric oven, fridge freezer, washing machine, and ample cupboard and storage space; furthermore, the property benefits from gas central heating and double glazing, plus laminate flooring throughout.

In addition, there is an extensive rear Communal Garden within easy reach of local amenities, Kings Links Golf Course, Aberdeen Football Stadium, Aberdeen beach and excellent links to the city centre.

With its immediate availability and strong location, this property would be a superb first-time purchase and suit a young couple, student, or a fantastic buy-to-let investment. Early viewing is essential to appreciate the value.

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Bedroom 1





Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.75m (15'7") x 3.68m (12'1")
Kitchen	3.36m (11') x 2.06m (6'9")
Bedroom 1	3.74m (12'3") x 3.55m (11'8")
Bedroom 2	3.37m (11'1") x 2.56m (8'5")
Bathroom	2.06m (6'9") x 1.86m (6'1")

Gross internal floor area (m²): 56m²

EPC Rating: C



Communal Gardens



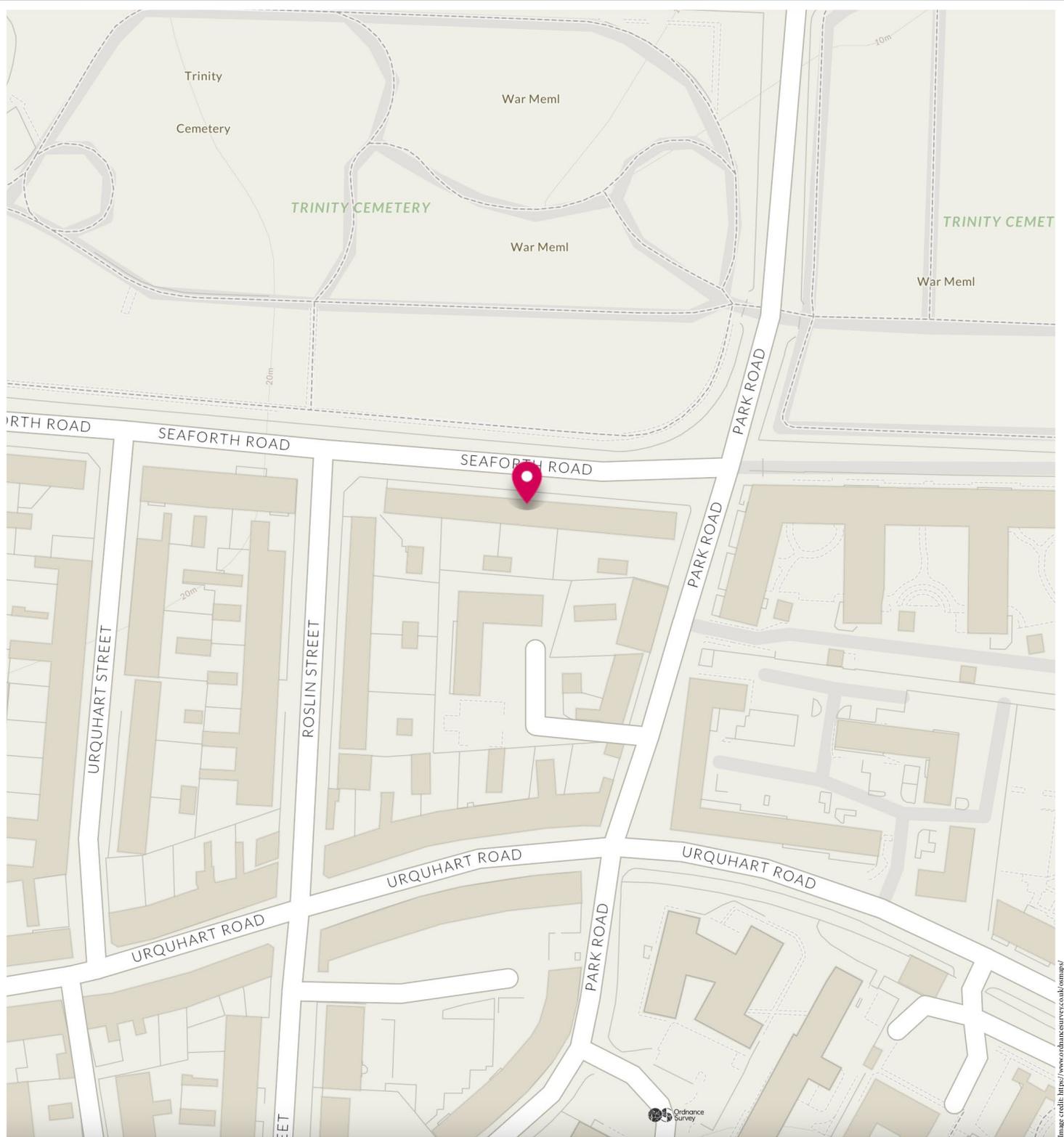


Seaforth Road is situated north of Aberdeen city centre. You are just a few minutes walk from supermarkets, Pittodrie Football Stadium, Codona's, Linx Ice-Arena and Kings Link Golf Course.

The central transport hub of Aberdeen operates from the Union Square shopping mall, where a comprehensive bus and rail network is available. National and international flights are available from Dyce Airport.

The city has many historical buildings with their granite grey stone architecture, so Aberdeen is also known as the "Granite City." Aberdeen provides all the amenities one would expect with modern-day city living, including various pubs, clubs, restaurants, and superb educational and recreational facilities.

The property is well served with local shops and excellent local public transport facilities. You have easy access to the Cairngorm National Park and Royal Deeside within easy reach of Aberdeen.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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