

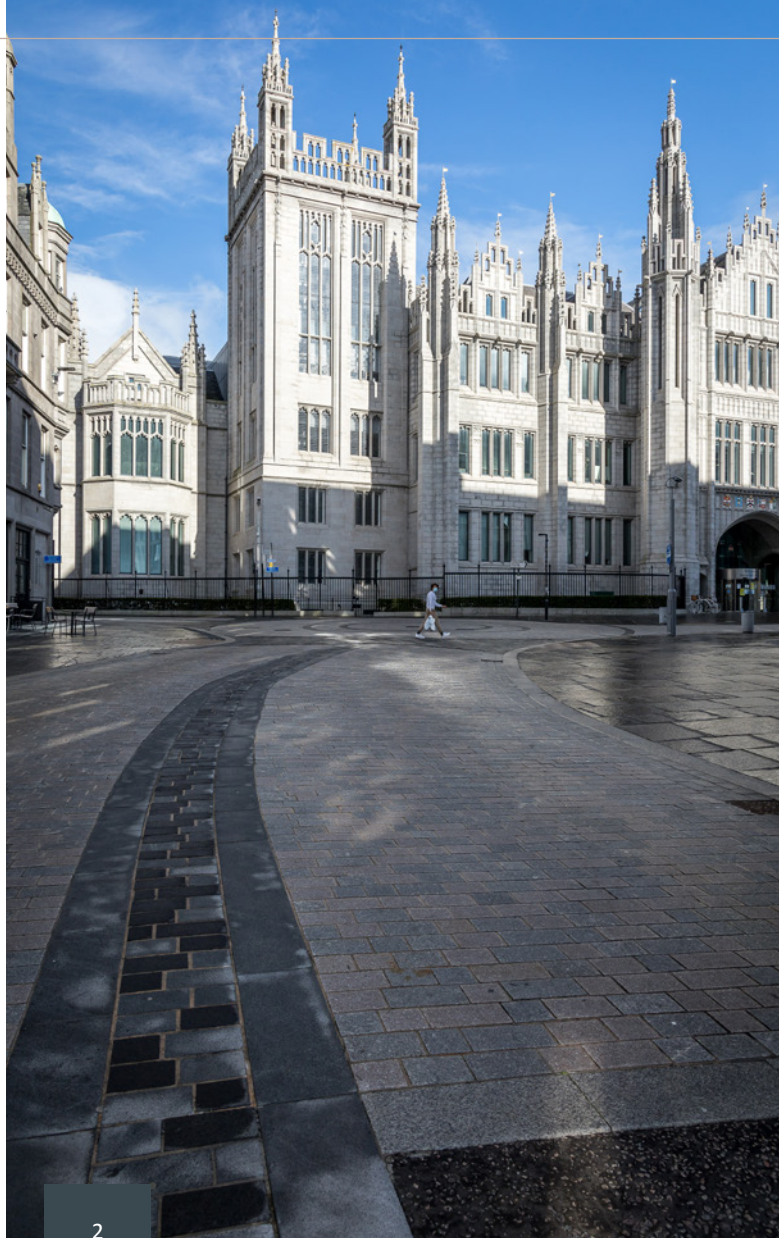


  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01224 472 441

**29G Seaforth Road**

ABERDEEN, AB24 5PW





# THE LOCATION

ABERDEEN, AB24 5PW

Seaforth Road is situated to the north of the city, within a modern, secure and desirable residential complex, close to a main arterial route and minutes from the heart of Aberdeen city centre providing the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops.

There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy; you also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The property and area are well served with local shops and great local public transport facilities.

The city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport with the East Coast Rail network providing a link to the central belt, the South and beyond, and West to the city of Inverness.

The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Aberdeen college close by. The fantastic beach and the Beach Boulevard are within walking distance of this fantastic property.







# 29G SEAFORTH ROAD

ABERDEEN, AB24 5PW

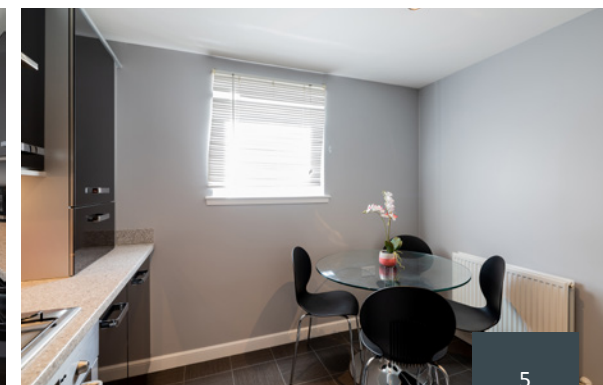
Forming part of a much sought-after modern development built by the renowned Barratt group. McEwan Fraser Legal offers a fantastic opportunity to purchase an exceptionally spacious two-bedroom third-floor apartment, presented to the market in an immaculate walk-in condition this spacious well presented property has been meticulously maintained to an exceptionally high standard, offering bright generous sized accommodation with immaculate fresh neutral décor throughout.

The property further benefits from full double glazing and gas central heating with the conveniences of a video security entry system, and access through a barrier to a designated underground parking space, there is also ample visitor car parking. A factor has been appointed for the upkeep of the communal grounds and internal areas.

With its fantastic central location, this property would suit a professional couple, the student, or a fantastic buy-to-let investment. Early viewing is a must and highly recommended.

The property comprises an Immaculate communal stairway, Hall leading to all accommodation, spacious integrated dining kitchen, large lounge, master bedroom with built-in wardrobes, a further large double bedroom again with built-in wardrobes, and a spacious well-equipped bathroom with power shower over the bath. Also, there are ample storage cupboards throughout the property.

Secure, gated, underground allocated resident car parking, as well as parking for visitors, is available, landscaped gardens, the factoring fee also includes the building insurance.

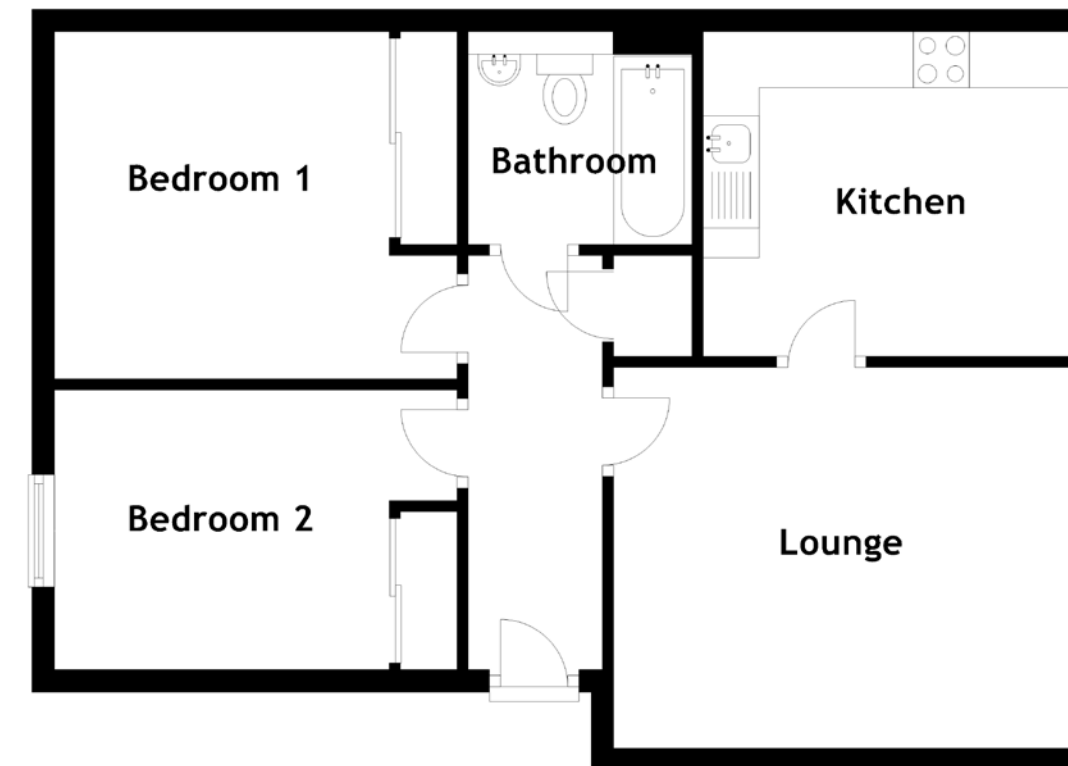






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

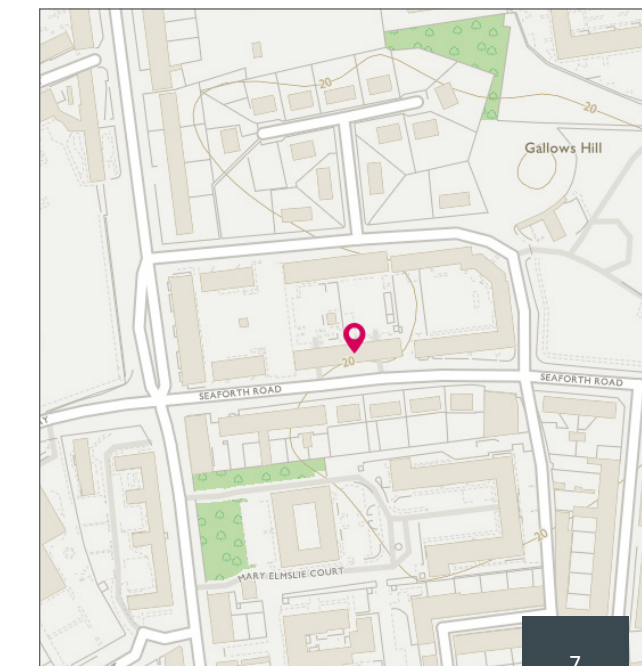


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 2.90m (9'6")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
Bedroom 2	3.60m (11'10") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> | EPC Rating: B

Extras (Included in the sale): The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings, and kitchen appliances, all other soft furnishings, and electrical items are by separate negotiation.





# McEwan Fraser Legal

## Solicitors & Estate Agents

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Text and description  
**PETER REID**  
 Surveyor



Professional photography  
**MICHAEL MORLEY**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer