




McEwan Fraser Legal

Solicitors & Estate Agents

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72D Seaforth Road

ABERDEEN, AB24 5PB



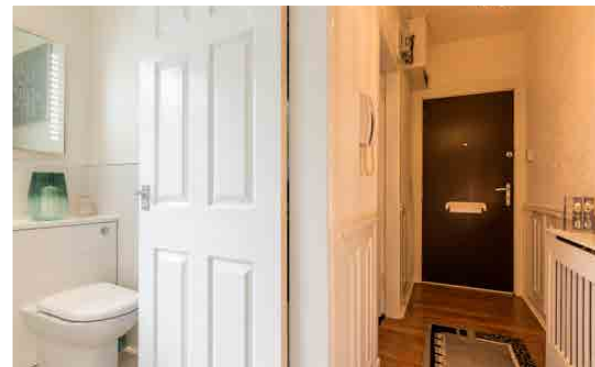
ABERDEEN

Situated just to the North of Aberdeen city centre in a popular quiet residential area of Pittrodrie, you are just a few minutes from the heart of the city centre providing all 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 with the Aberdeen Sports Village and swimming pool a short walk you are also within easy reach of 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 & rail service with National & International flights from Dyce Airport with the East Coast Rail network operating through Aberdeen 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 and the huge esplanade are within walking distance from this fantastic property.

72D SEAFORTH ROAD

A fantastic opportunity to purchase an exceptionally spacious two-bedroom first floor flat. 72D Seaforth Road is presented to the market in an immaculate walk-in condition this spacious well present property has been meticulously maintained to an exceptionally high standard by the present owner, offering bright generous sized accommodation with immaculate fresh neutral décor throughout. The property further benefits from full double glazing and gas central heating and the conveniences of a security entry system. 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.

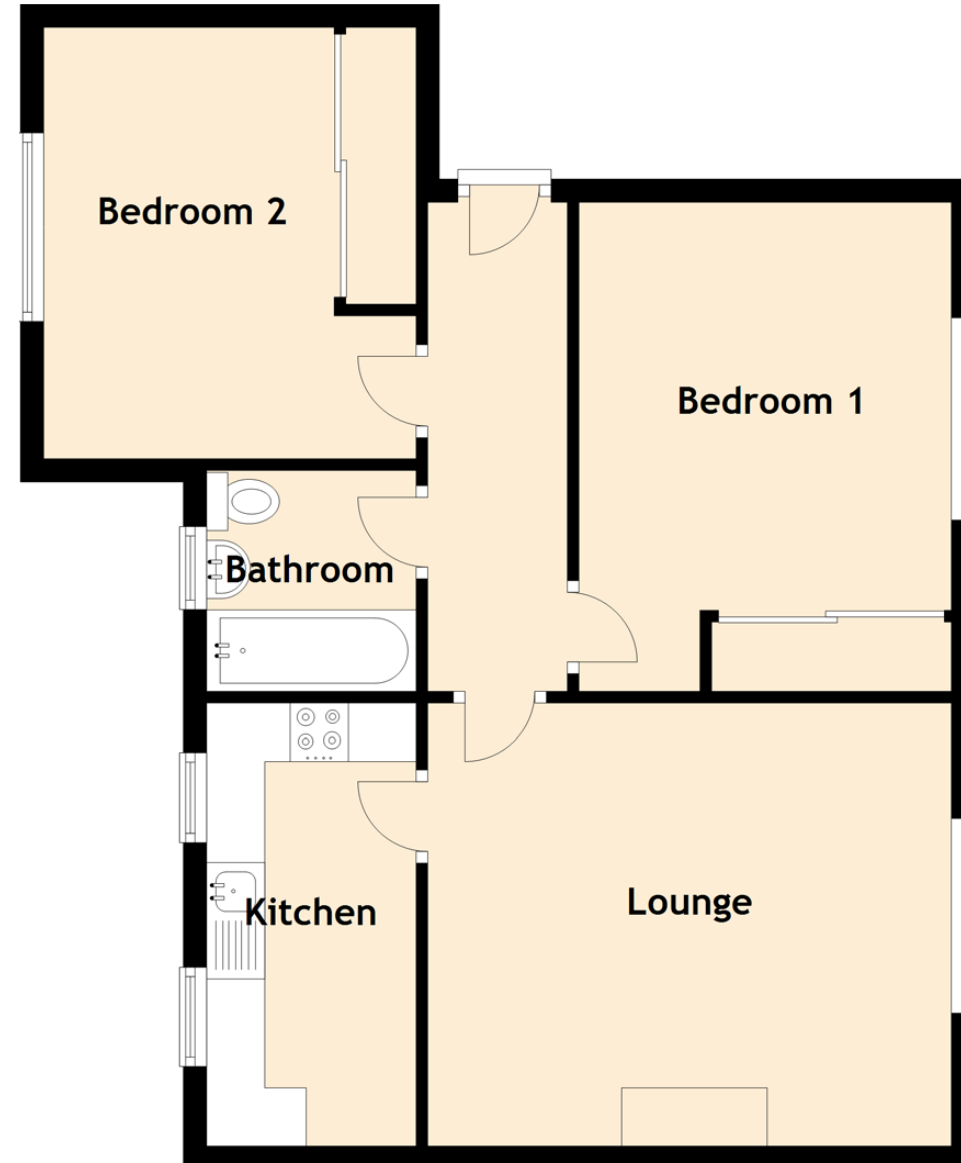
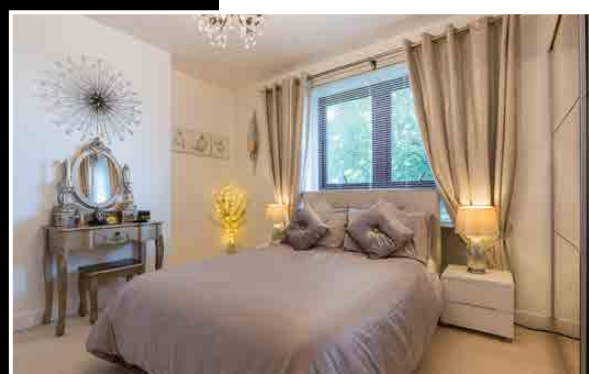
Well kept and bright communal stairway to the first-floor landing, hall leading to all accommodation, spacious lounge with views to the front of the property, recently installed modern kitchen with multiple wall and base mounted units and integrated appliances. Huge double bedroom, with a further double bedroom (both have built-in storage), a central family bathroom with a shower completes this immaculate property. Also, there are ample storage cupboards throughout the property.



"...THIS SPACIOUS WELL PRESENT PROPERTY HAS BEEN METICULOUSLY MAINTAINED TO AN EXCEPTIONALLY HIGH STANDARD BY THE PRESENT OWNER..."



BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Kitchen	3.70m (12'2") x 1.80m (5'11")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 60m²

EPC Rating: C

Extras (Included in the sale): The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances.

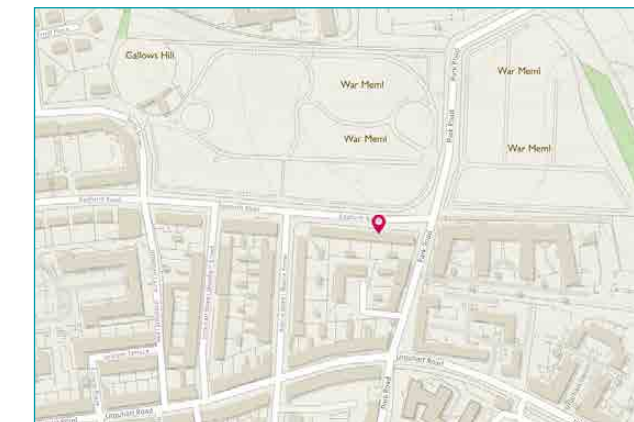


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Parking immediately to the front of the property is on-street and free. To the rear of the property, there is a communal drying area and a garden that has been subdivided into owner owned garden spaces, The garden for this property is laid to lawn with a summer house with solar powered lights.




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**Part
 Exchange
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