

# 67 Spencer Court

36 FROGHALL TERRACE, ABERDEEN, AB24 3PG



*1 Bedroom First Floor Apartment in a Desirable Residential Location with Lift and Private Barrier Parking.*



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The main communal hallway is protected by a security and visual entry system which is maintained on contract along with a lift and the landscaped courtyard and secure parking offering an exclusive space for this property.

The apartment itself is beautifully maintained and features gas central heating, double glazed windows along and tasteful décor throughout providing a truly excellent purchase that would suit the professional couple, potential first-time purchase or a fantastic buy to let.

# THE LOUNGE/KITCHEN



This inviting home on offer comprises an entrance hallway decorated in soft neutral tones with a large store/utility room which is plumbed for an automatic washing machine along with excellent storage facilities; spacious lounge with large windows, open plan with the fitted kitchen boasting a selection of base and wall storage units with some integrated appliances with space for dining.









The bedroom has a fitted built-in wardrobe, completing the accommodation is the stylish three-piece shower room.

## THE SHOWER ROOM





# THE BEDROOM





# EXTERNALS

Property is serviced with mains water and drainage, gas and electricity and lift.

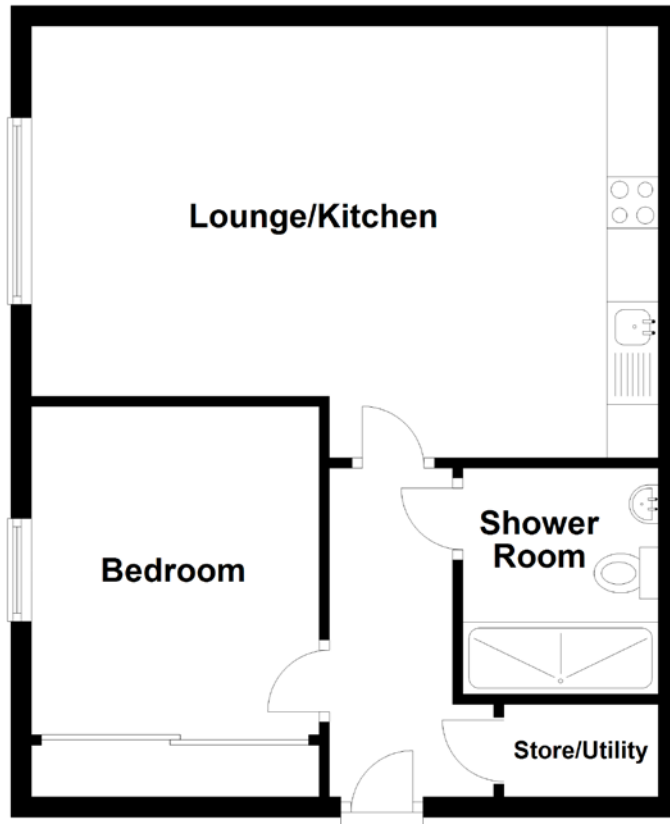


## KEY FEATURES

- First floor executive apartment
- Modern open plan
- Family bathroom
- Full double glazing and gas central heating
- Immaculate decor throughout
- Security visual entry system and lift
- Allocated parking with ample visitor parking
- Barrier entry to complex
- Factor in place for maintaining and upkeep communal areas



# FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>

EPC Rating: B

Lounge/Kitchen 6.10m (20') x 4.20m (13'9")

Shower Room 2.20m (7'3") x 1.90m (6'3")

Bedroom 3.20m (10'6") x 2.80m (9'2")

Store/Utility	1.50m (4'11") x 0.90m (2'11")
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Extras (Included in the sale): All fitted floor coverings, blinds, curtains, washing machine, integrated kitchen appliances and light fittings.



# THE LOCATION

Spencer Court lies on Froghall Terrace close to Aberdeen University and Spital with its local shops, cafes and amenities. The city centre is some ten minutes walk from the property and regular public transport to this and many parts of the city and beyond is readily available.







The city provides 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 all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport. The main East Coast Rail network operates 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 Aberdeen University, Aberdeen College and Fosterhill Hospital nearby. The fantastic beach and the Beach Boulevard are also within walking distance.

**McEwan Fraser Legal**

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Part  
Exchange  
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