

Flat B, 45 Seaforth Road

ABERDEEN, AB24 5PG



A beautifully presented ground-floor apartment, close to the city centre and beach



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McEwan Fraser Legal is delighted to present this bright and airy two-bedroom apartment in Seaforth Road.

THE LOUNGE



The flat is bright and airy, with a south-facing lounge, spacious kitchen with plenty of space for a dining table, two double bedrooms, and a stylish shower room.

THE KITCHEN



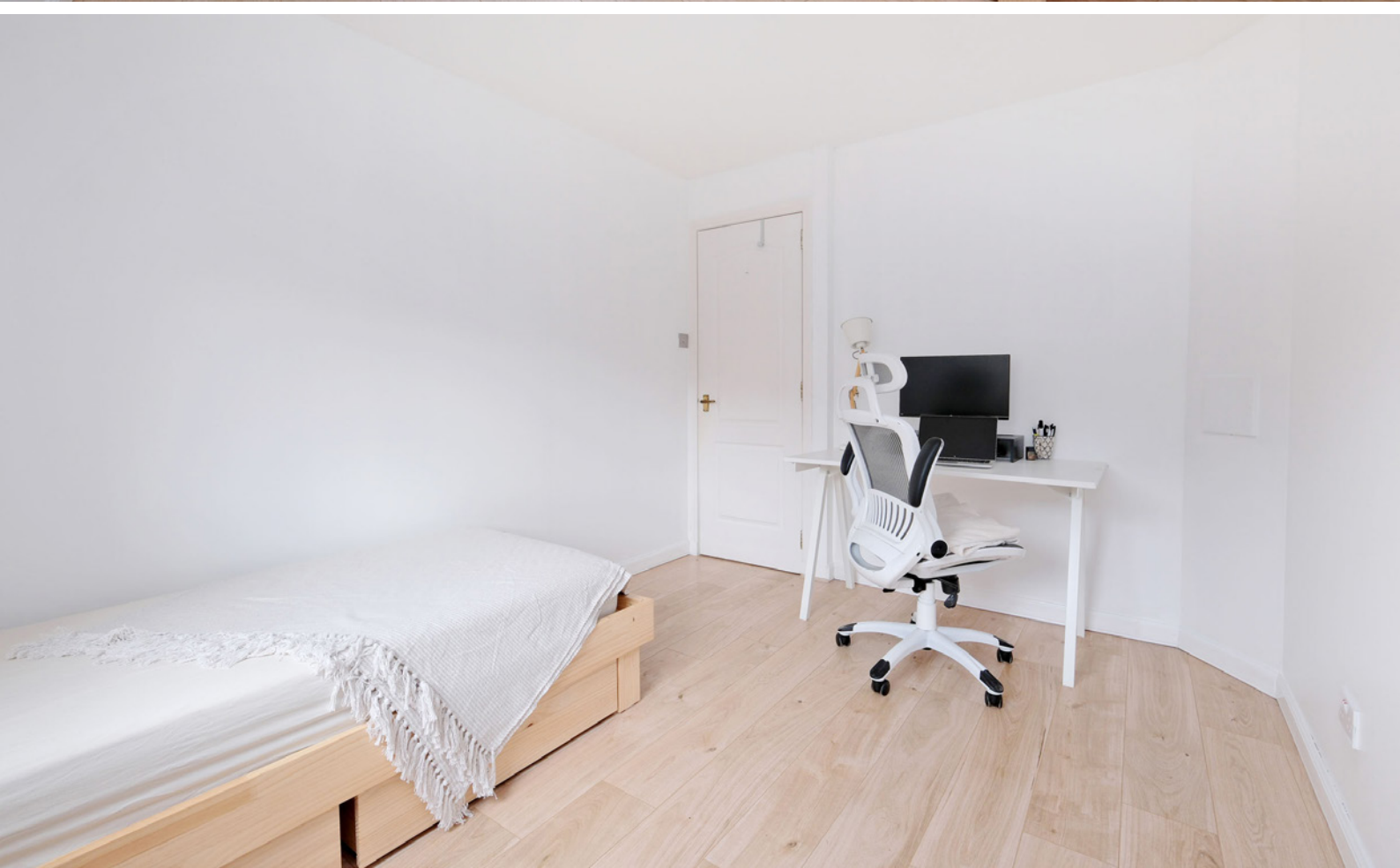
The flat benefits from an intercom entry system, underfloor storage, full insulation, triple glazing, and a modern combi-boiler.



BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



THE HALLWAY

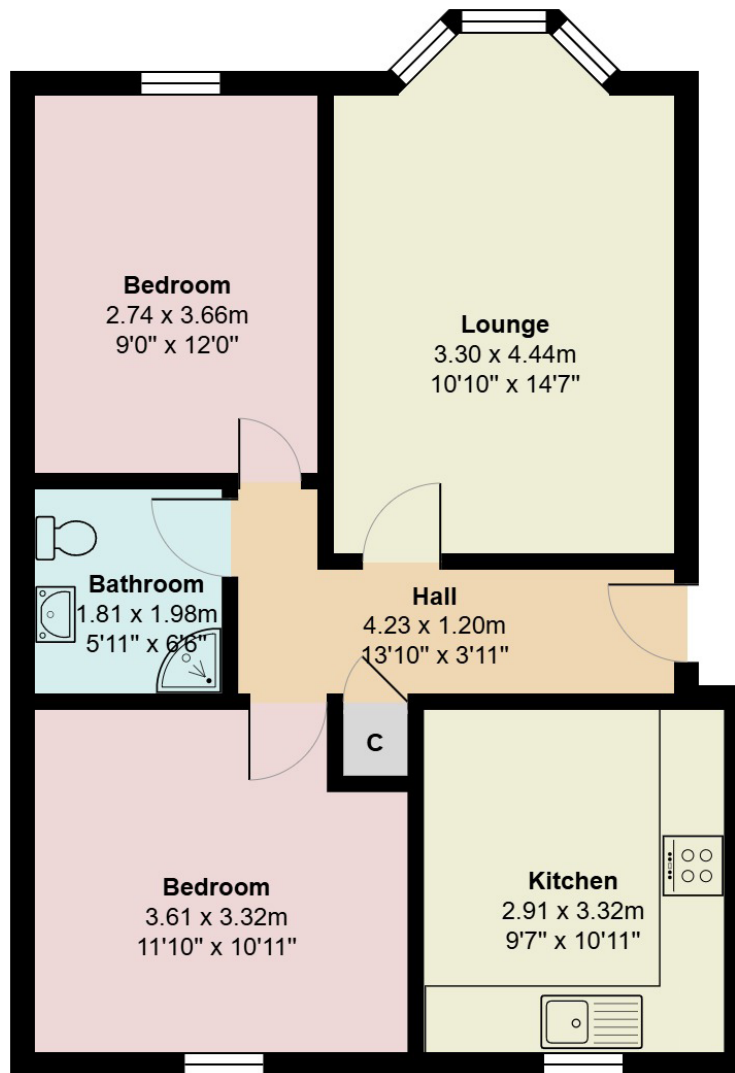


There is allocated parking outside the apartment and a factor is in place to maintain the building and communal areas. No onward chain.

EXTERNALS

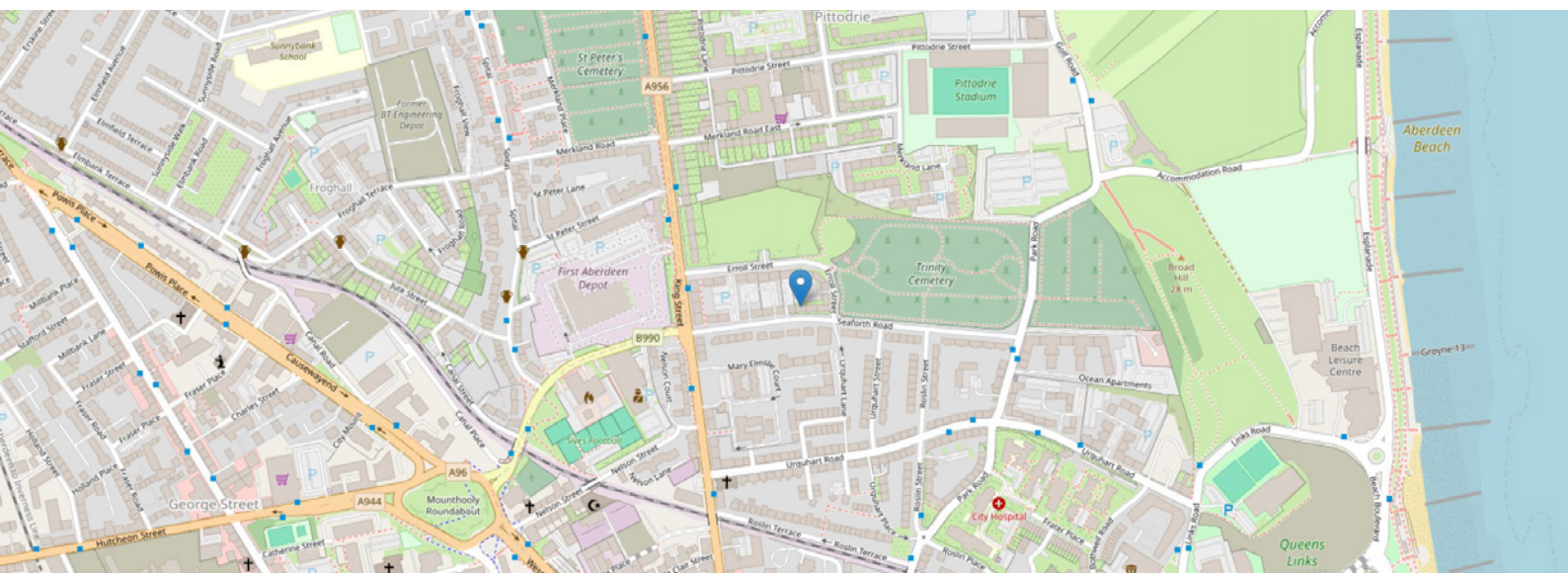


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | EPC Rating: C



THE LOCATION

Aberdeen is a vibrant modern city full of life, situated on the East coast, and close to some of Scotland's greatest Landscapes.





The city is also full of historical buildings with their granite grey architecture, which is why Aberdeen is also nicknamed "Granite City". Aberdeen offers all the perks of city life, including historical attractions, culture and entertainment, shopping and sporting facilities. It also has a thriving student community thanks to Aberdeen University and Robert Gordon University, which are both located in the city.



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Part
Exchange
Available



Text and description
IAN HAINES
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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