

# 82 Spencer Court

36 FROGHALL TERRACE, ABERDEEN, ABERDEENSHIRE, AB24 3PG



*Executive two-bedroom penthouse apartment with lift.  
Desirable residential location with private barrier parking*



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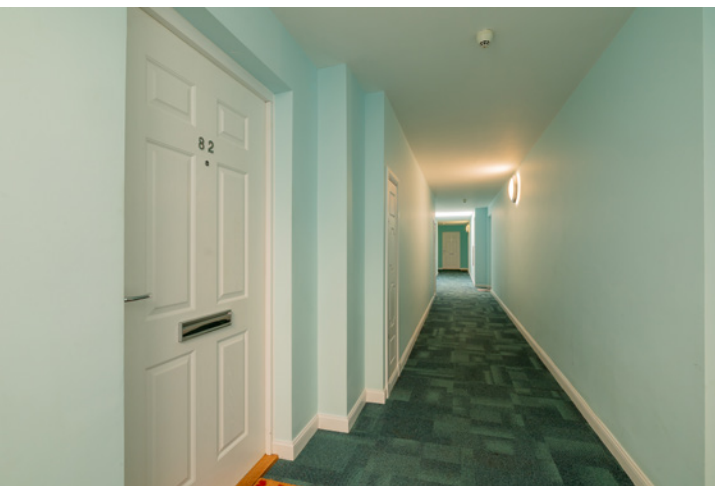




McEwan Fraser Legal are delighted to bring to the market this beautiful modern two bedroom Penthouse apartment which forms part of Spencer Court, located within a small exclusive development and completed to an exceptionally high specification in 2014 by Barratt Homes.

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

# THE ENTRANCE



This bright and airy penthouse apartment has been cleverly designed with multiple full-length windows which allow the sunlight to flood the property with natural light.

This inviting home on offer comprises an entrance hallway decorated in soft neutral tones with a large walk-in cupboard which is plumbed for an automatic washing machine along with excellent storage facilities.

# THE LOUNGE/KITCHEN



The elegant lounge has full-length windows and is open-plan to the immaculate modern dining kitchen with a movable central island and a selection of base and wall storage units with quality integrated appliances.





There are two double bedrooms. The large master bedroom has an en-suite shower room that adds that touch of grandeur. The exclusive balcony that belongs to the property can be accessed from both bedrooms and is perfect for enjoying the views over the city entertaining and some alfresco dining. The morning sun catches the balcony which is perfect for enjoying your morning coffee/tea whilst reading your paper. Completing the accommodation is the stylish bathroom.

# THE MASTER BEDROOM





# BEDROOM 2





# THE BALCONY





# THE BATHROOM





The décor and property has been beautifully maintained and features gas central heating, double glazed windows, providing a truly excellent purchase that would suit the professional couple, potential first-time purchase, and with the lifts would also suit the elderly or disabled persons, or an executive buy to let.

# EXTERNALS

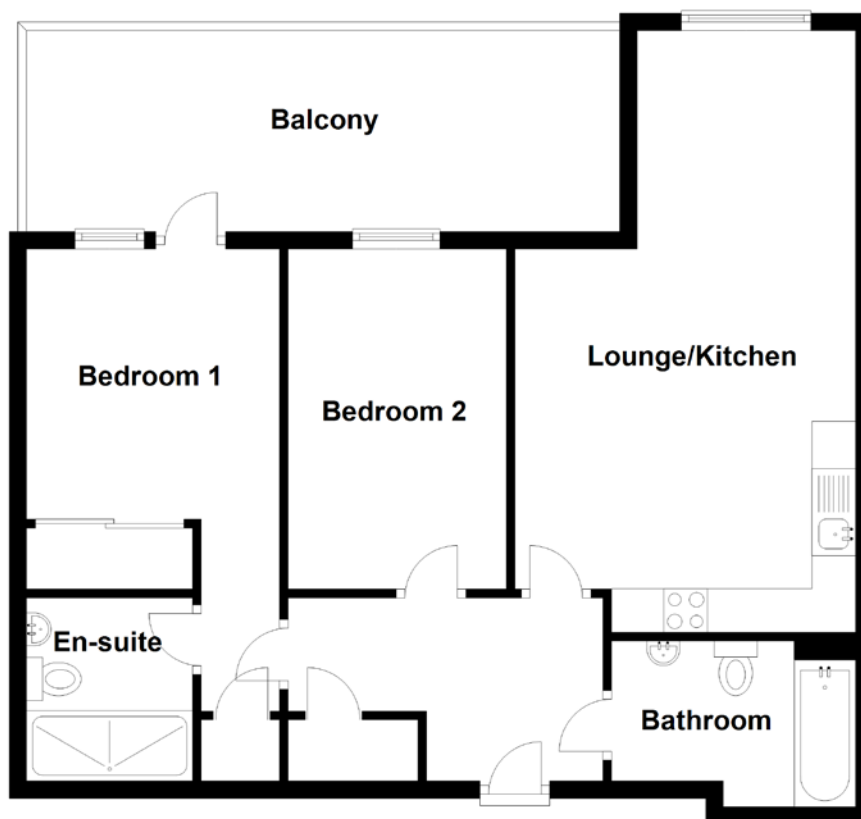


## KEY FEATURES

- Executive penthouse apartment
- Security visual entry system, allocated barrier parking
- Ample visitor parking
- Lifts to all floors
- Balcony with views over the city
- Modern open plan
- Master en-suite bedroom
- Spacious second double bedroom
- Centrally located bathroom
- Full double glazing and gas central heating
- Immaculate décor throughout
- Factor in place for maintaining and upkeep communal areas



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

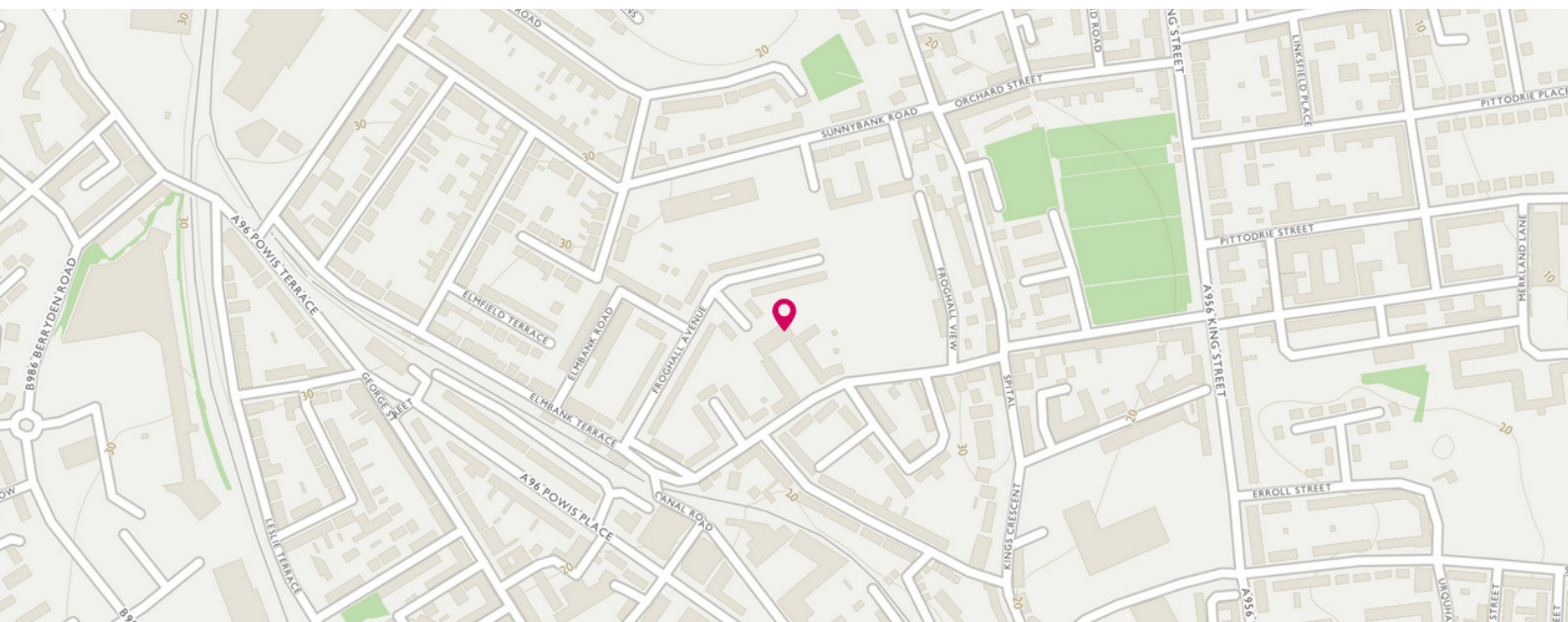
Lounge/Kitchen	6.90m (22'8") x 3.90m (12'10")
Bedroom 1	5.30m (17'5") x 2.90m (9'6")
En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bathroom	2.80m (9'2") x 1.90m (6'3")

Balcony

6.90m (22'8") x 2.40m (7'11")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
EPC Rating: B

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, 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  
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Available



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