




McEwan Fraser Legal
Solicitors & Estate Agents
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68F Seaforth Road

ABERDEEN, AB24 5PB

THE LOCATION

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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.



68F SEAFORTH ROAD

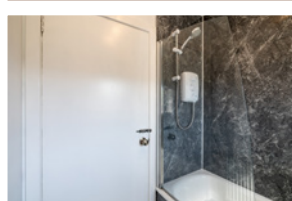
ABERDEEN, AB24 5PB

A fantastic opportunity to purchase an exceptionally spacious two-bedroom second-floor flat, 68f Seaforth Road is presented to the market in an amazing walk-in condition this spacious property has been meticulously maintained to an exceptionally high standard and offers 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.

A well-kept and bright communal stairway to the second and top floor, landing, hall leading to all accommodation, spacious lounge with views to the front of the property, modern kitchen with multiple wall and base mounted units with some integrated appliances. A huge double bedroom, with a further double bedroom, a central family bathroom with an electric sports shower over the bath completes this immaculate property. Also, there are ample storage cupboards throughout the property as well as extra storage in the loft via the Ramsay ladder.

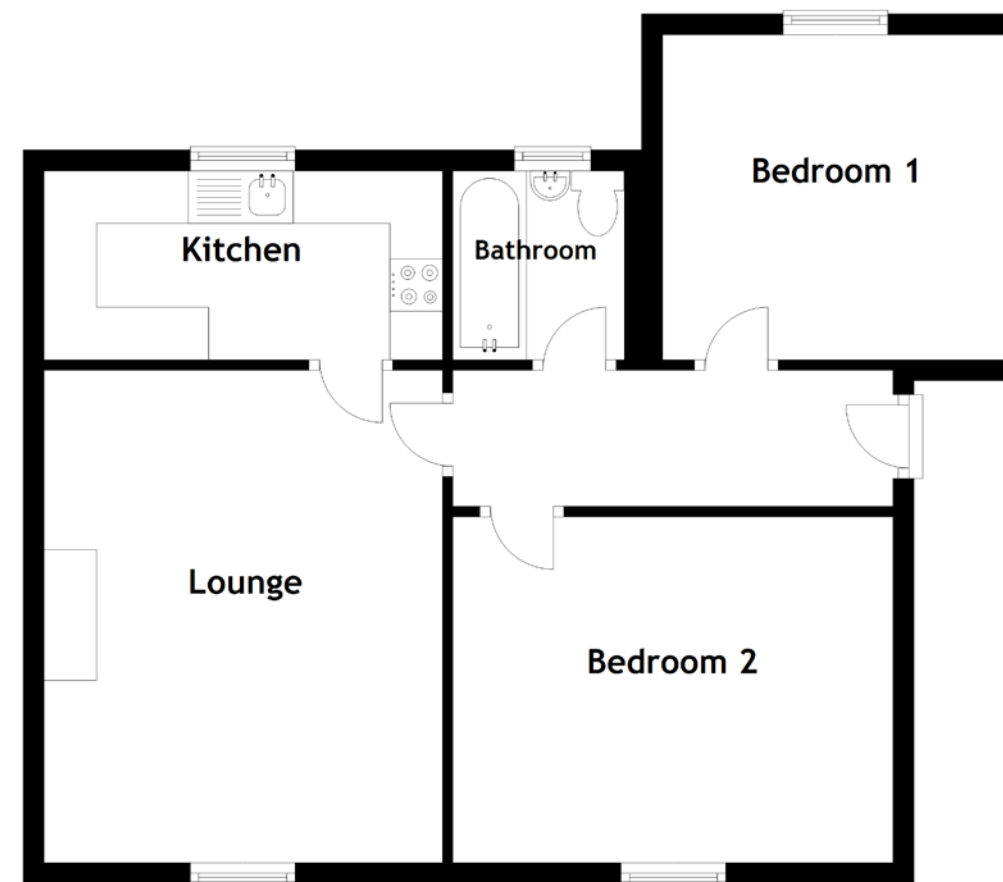
Parking immediately to the front of the property is on-street and free. To the rear of the property, there is a communal drying area and a garden that has been subdivided into owner-owned garden spaces, the garden for this property is laid to lawn with a decked area and storage shed.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 1.80m (5'11")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	4.20m (13'9") x 3.30m (10'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 59m² | EPC Rating: C

Extras (Included in the sale): The property will be sold inclusive of all fitted carpets, floor coverings, blinds, light fittings unless stated otherwise.

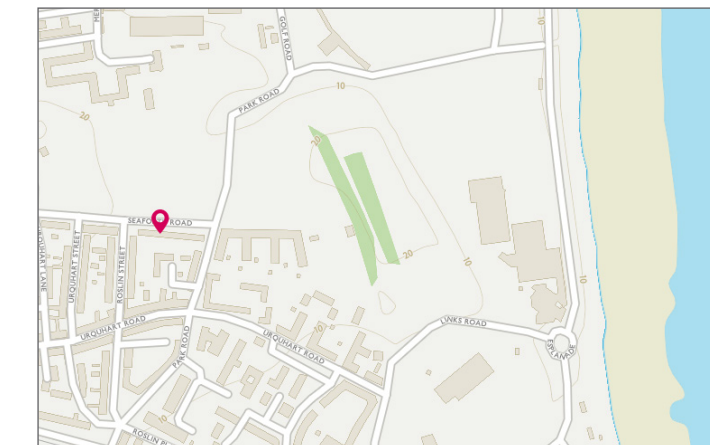


Image credit: <https://www.odinmapsurvey.co.uk/omaps/>



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