




Solicitors & Estate Agents
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10 Spencer Court
FROGHALL TERRACE, ABERDEEN, AB24 3PF



THE LOCATION

FROGHALL TERRACE, ABERDEEN, AB24 3PF

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

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.





10 SPENCER COURT

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The main communal hallway is protected by a security & visual entry system which is maintained on contract along with 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, solar panels on the roof that contribute to the communal hall electricity, and access to a secure bike shed, along with tasteful décor throughout providing a truly excellent purchase that would suit the professional couple, potential first-time purchase or a fantastic buy to let.

- First floor executive apartment
- Modern open plan
- Two double bedroom
- En-suite shower room
- Family bathroom
- Full double glazing, gas central heating and solar panels
- Immaculate decor throughout
- Security visual entry system, allocated parking
- Factor in place for maintaining and upkeep communal areas.

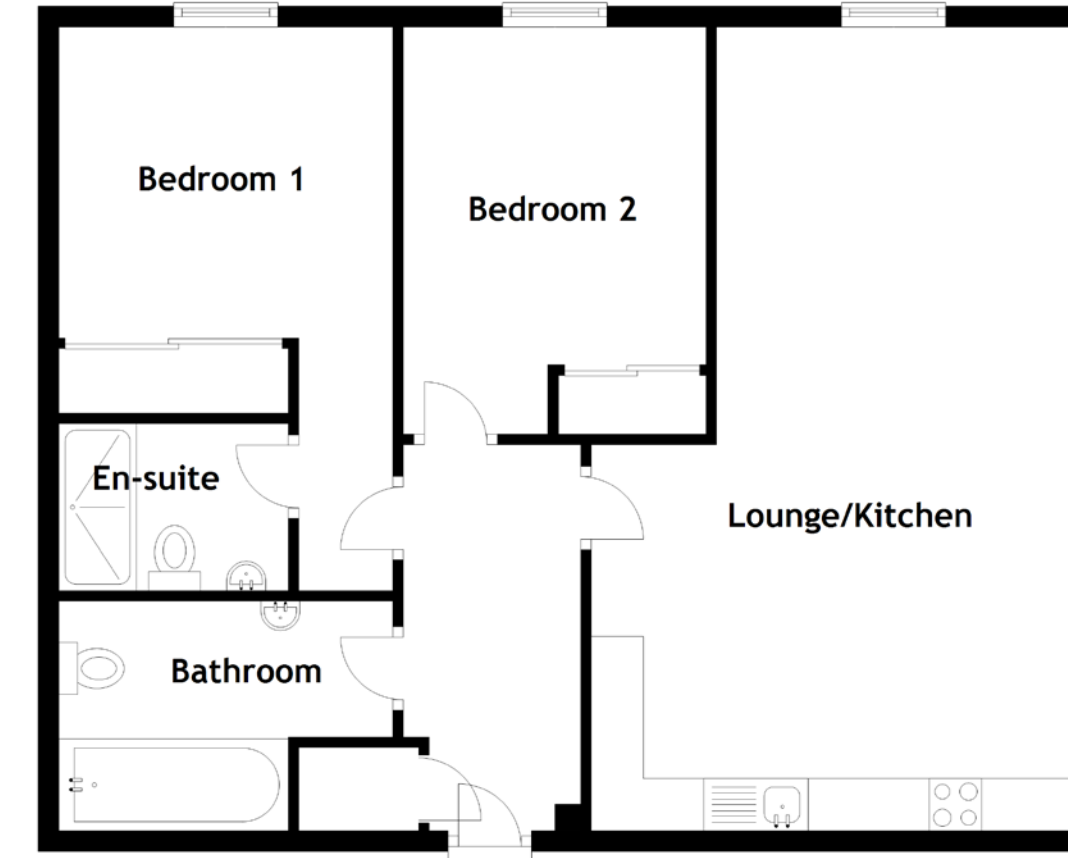
This inviting home on offer comprises an entrance hallway decorated in soft neutral tones with a large walk-in cupboard along with excellent storage facilities; elegant lounge with large windows, open plan with the fitted kitchen boasting a selection of base and wall storage units with some integrated appliances including the washing machine as well as space for dining. Master Bedroom with en-suite shower and fitted wardrobes a further double bedroom with built-in wardrobe, completing the accommodation is the stylish bathroom with shower over the bath.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



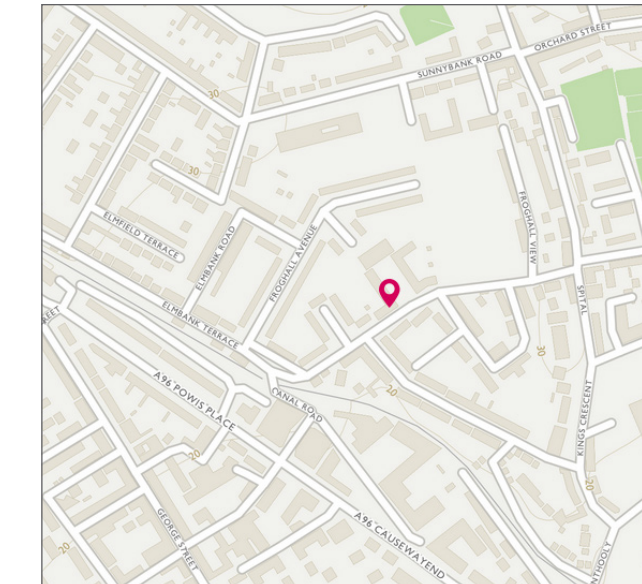
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	7.60m (24'11") x 4.60m (15'1")
Bedroom 1	5.40m (17'9") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.60m (5'3")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bathroom	3.20m (10'6") x 2.20m (7'3")

Gross internal floor area (m²): 71m²

EPC Rating: B

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings are included in the sale.





McEwan Fraser Legal

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