



  
Solicitors & Estate Agents  
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## 76 Spencer Court

36 FROGHALL TERRACE, ABERDEEN, ABERDEENSHIRE, AB24 3PG



# THE LOCATION

ABERDEEN, ABERDEENSHIRE, AB24 3PG

McEwan Fraser Legal are delighted to bring to the market this beautiful modern one bedroom Penthouse apartment which forms part of Spencer Court, located within a small exclusive development and completed 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.





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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.

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, the current owner has also upgraded the apartment to an exceptionally high standard with immaculate modern open plan dining kitchen, porcelain floor tiling throughout the open plan area adds a touch of grandeur, the decor and property have 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.

This inviting home on offer comprises: 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; elegant lounge with full-length windows, open plan with the fitted modern kitchen boasting a selection of base and wall storage units with quality integrated appliances, bedroom with recently fitted and designed wardrobes, completing the accommodation is the stylish bathroom with shower over the bath.

There are two exclusive balcony's that belong to the property the larger can be accessed from the open plan area or the bedroom and is perfect for enjoying the views over the city entertaining and some alfresco dining. The morning sun catches the smaller balcony which is perfect for enjoying your morning coffee/tea whilst reading your paper.

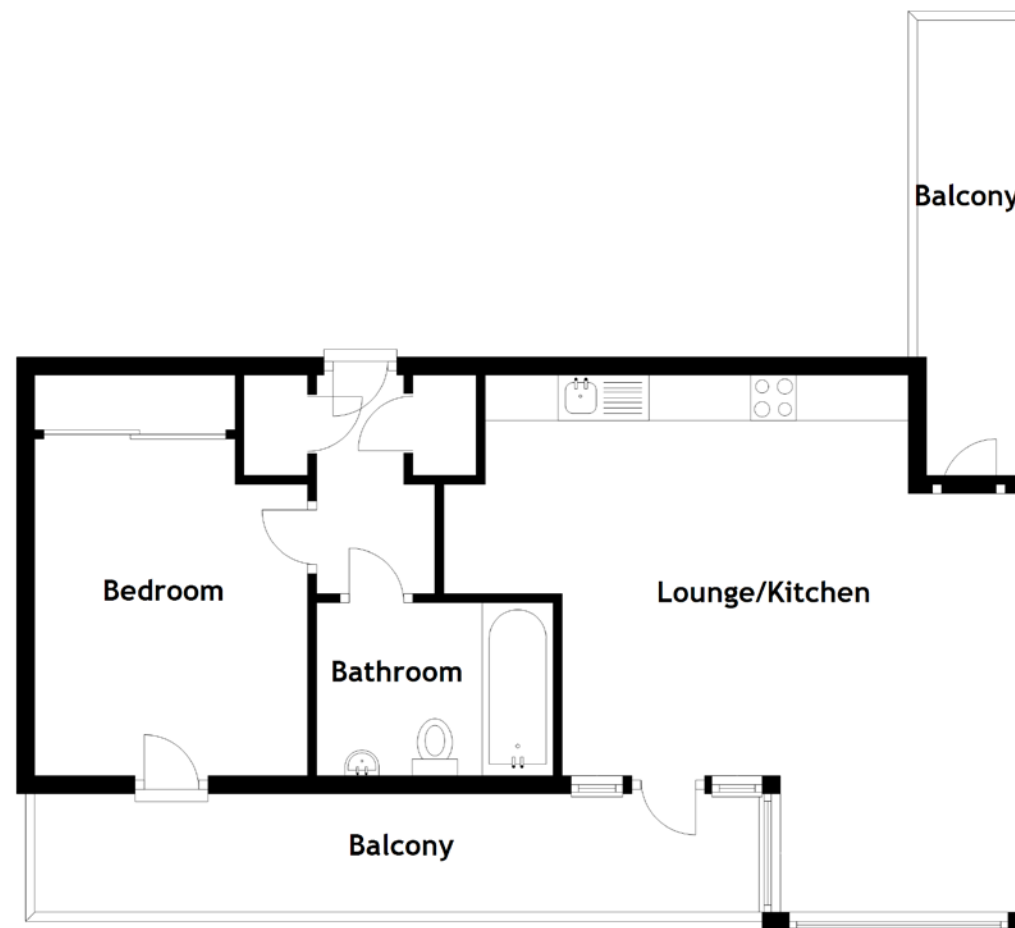


- Executive penthouse apartment
- Security visual entry system allocated barrier parking
- Lifts to all floors
- Two balcony's
- Modern open plan
- Spacious double bedroom
- Large bathroom
- Full double glazing and gas central heating
- Immaculate decor throughout
- Factor in place for maintaining and upkeep of communal areas





## SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP

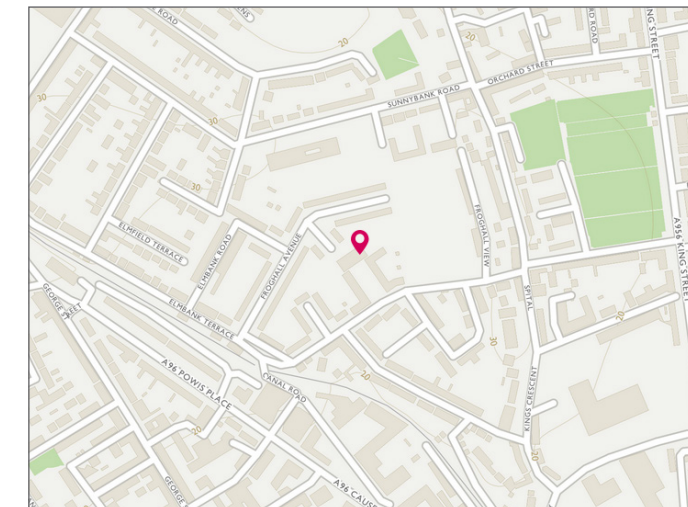


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.30m (20'8") x 6.10m (20')
Bedroom	3.70m (12'2") x 3.00m (9'10")
Bathroom	2.60m (8'6") x 1.90m (6'3")
Balcony	8.10m (26'7") x 1.40m (4'7")
Balcony	5.10m (16'9") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup> | EPC Rating: C

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







# McEwan Fraser Legal

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