

# Flat F, 47 Seaforth Road

ABERDEEN, AB24 5PG



*Spacious two bedroom apartment in a central location.  
Early viewing recommended to avoid disappointment.*



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McEwan Fraser Legal is delighted to present to the market a fantastic opportunity to purchase an exceptionally spacious two-bedroom apartment, presented to the market freshly decorated and in walk-in condition, this spacious well-presented property has been well maintained and looked after. Offering generous sized accommodation.

The property further benefits from double glazing, gas central heating and a secure door entry system. A factor has been appointed for the upkeep of the communal grounds and internal areas.

Centrally located, the property would suit a professional couple, students a buy to let investor or downsizers. Early viewing is highly recommended to a lid disappointment.

## THE LOUNGE



The property comprises an entrance hall leading to all accommodation, a large bay window lounge, a spacious dining kitchen, a master bedroom with built-in wardrobes, a further large double bedroom with built-in wardrobes, and a spacious well-equipped bathroom with an electric shower over the bath. Also, there are ample storage cupboards throughout the property and an allocated parking space.

# THE KITCHEN



# BEDROOM 1



# BEDROOM 2



# THE BATHROOM



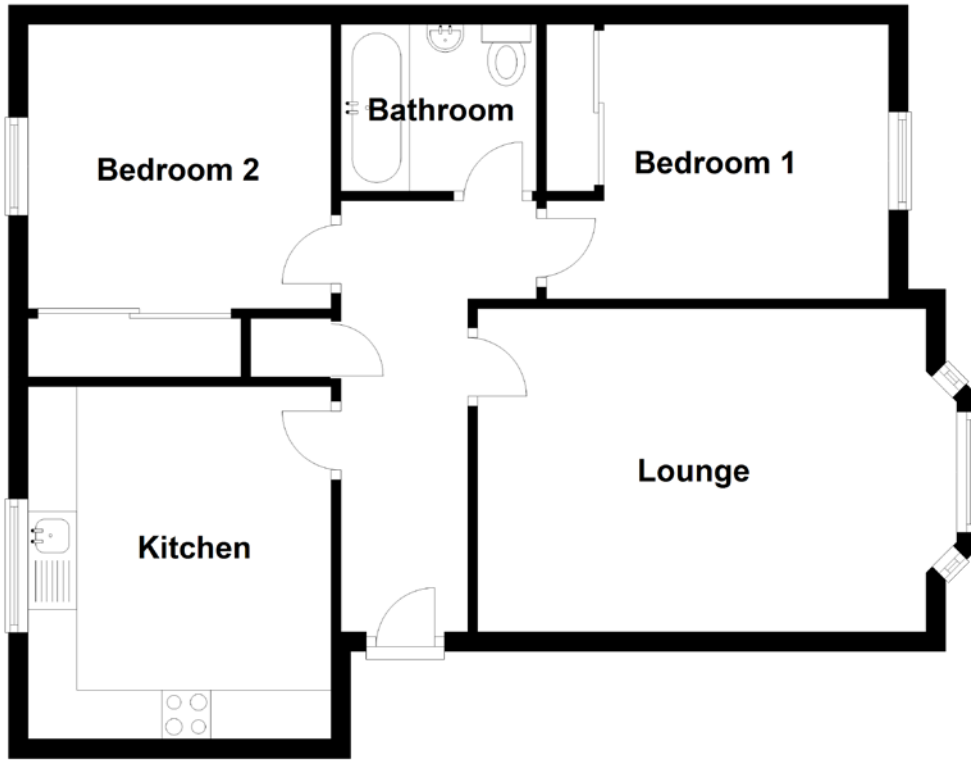
this spacious well-presented property has been well maintained and looked after



# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

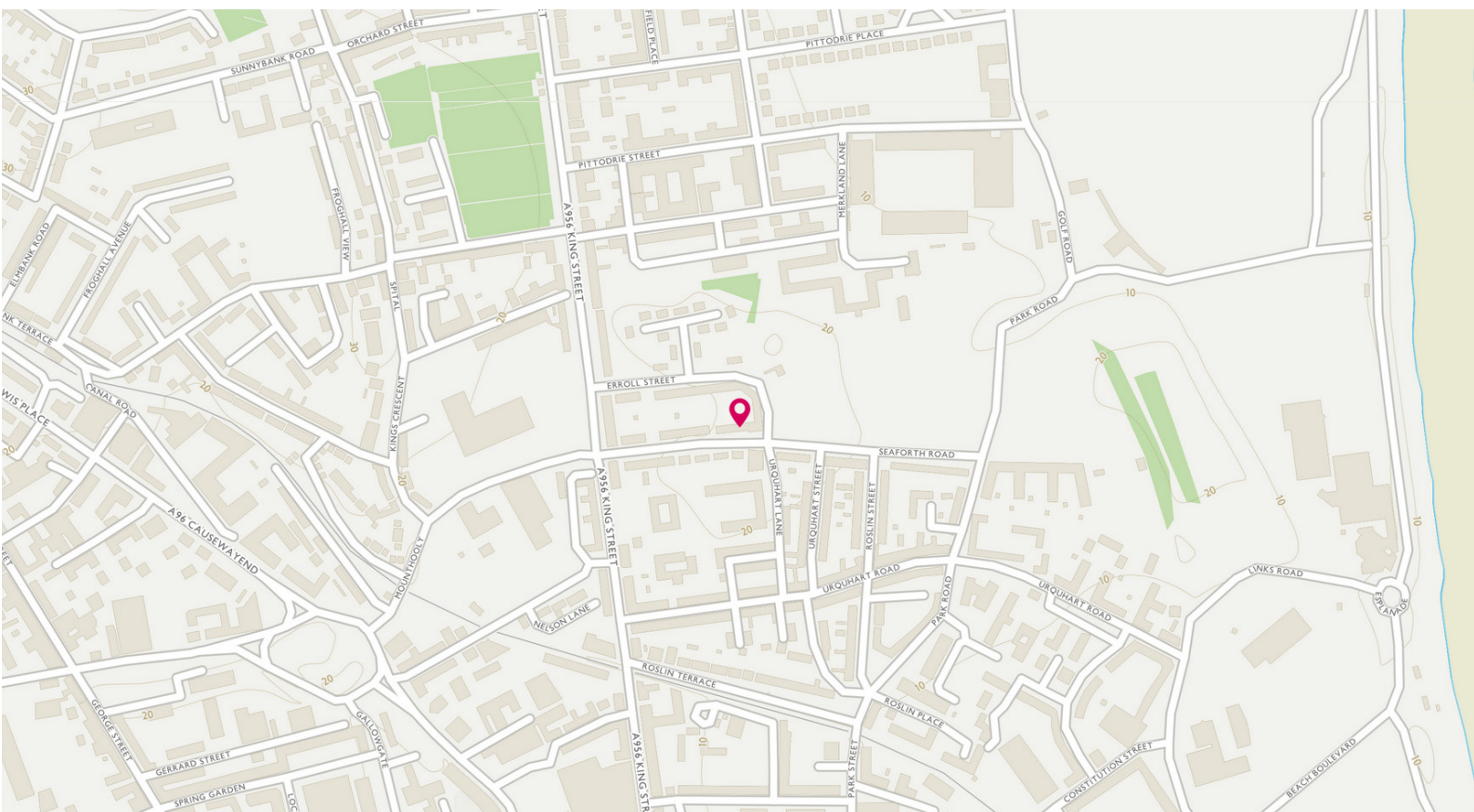


Approximate Dimensions (Taken from the widest point)

Lounge 4.90m (16'1") max x 3.30m (10'10")  
 Kitchen 3.60m (11'10") x 3.10m (10'2")  
 Bedroom 1 3.50m (11'6") x 2.80m (9'2")

Bedroom 2 3.10m (10'2") x 2.90m (9'6")  
 Bathroom 2.00m (6'7") x 1.70m (5'7")

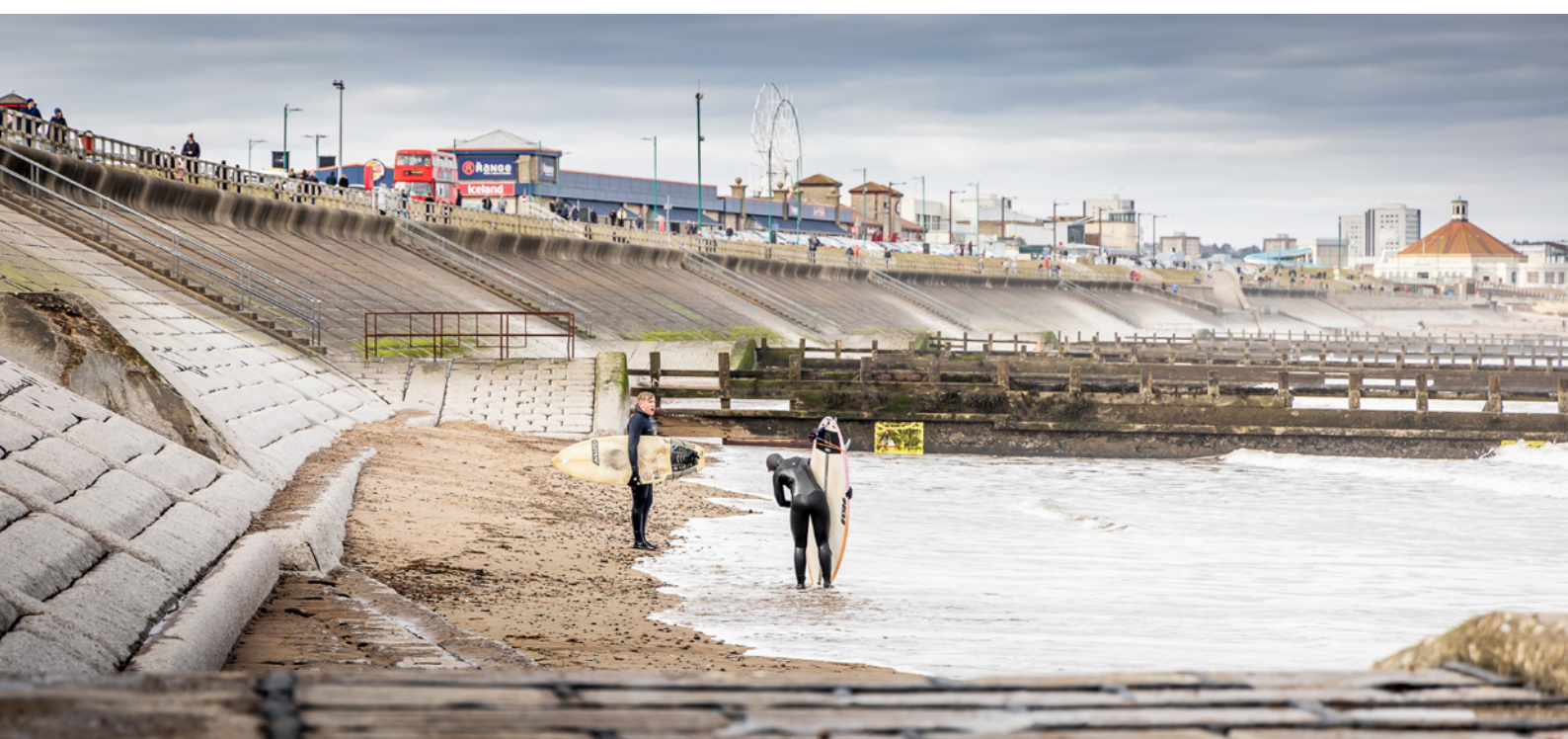
Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Seaforth Road is situated north of Aberdeen city, within a modern and desirable residential complex.





The location provides pubs, restaurants, and eateries galore, with 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.

# McEwan Fraser Legal

Solicitors & Estate Agents

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Surveyor



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