FOR SALE







Seaforth Road GFL, Aberdeen

1 Bedroom, 1 Bathroom, Ground Floor Apartment

Offers Over £52,000

MARTIN&CO



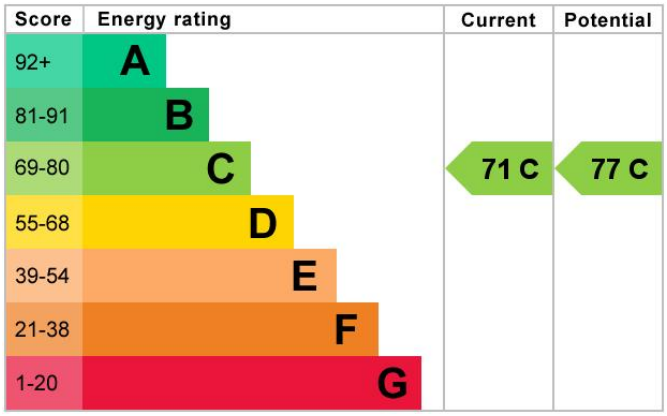
- **Ground Floor Apartment**
- **Ideal for First Time Buyer opportunity**
- **Ideal Investment Opportunity**
- **Close to City Centre**
- **Excellent transport links**
- **Local amenities nearby**

Simply Stylish Seaforth Road, Ground Floor Left, presents an excellent opportunity for first-time buyers, professionals and property investors alike. Ideally positioned just off King Street, the property benefits from convenient access to Aberdeen city centre, a wide range of local amenities and excellent transport links, making it an appealing choice for those seeking comfortable city living.

The surrounding area offers a variety of everyday conveniences, including local shops, supermarkets, cafés, restaurants and leisure facilities. The property is also well placed for access to the University of Aberdeen and the historic Old Aberdeen area, making it particularly attractive to those connected with the university and nearby employment centres. Aberdeen Beach and the Beach Boulevard leisure area are also within easy reach, offering opportunities to enjoy coastal walks, dining, entertainment and recreational activities.

Regular public transport services operate nearby, providing convenient connections throughout Aberdeen and beyond, while the surrounding road network offers straightforward access to other parts of the city. With its convenient location and proximity to essential amenities, this property represents an appealing prospect for both owner-occupiers and investors seeking a home in a well-connected part of Aberdeen.

Early viewing is highly recommended to appreciate the location and potential this property has to offer.





LIVING ROOM A bright and inviting living room, tastefully presented in neutral tones to create a welcoming and relaxing living space. The room features comfortable seating, complemented by soft carpeting and light-coloured walls, enhancing the sense of space and natural light. A versatile layout offers ample space for a dining area, making it ideal for both everyday living and entertaining guests. This appealing reception room combines comfort and practicality, providing a wonderful space for relaxation and dining, with a neutral backdrop ready for a new owner to make their own.

SHOWER ROOM A stylish and modern shower room, finished in a neutral colour palette to create a bright and clean feel. The space features a sleek walk-in glass shower enclosure, complemented by contemporary wall tiling and a modern vanity unit with an integrated wash basin and WC. A large wall mirror enhances the sense of space, while the dark wood-effect cabinetry provides an attractive contrast to the light finishes. Completing the room is a modern chrome shower fitting and practical storage, creating a smart and functional space ideal for everyday use.

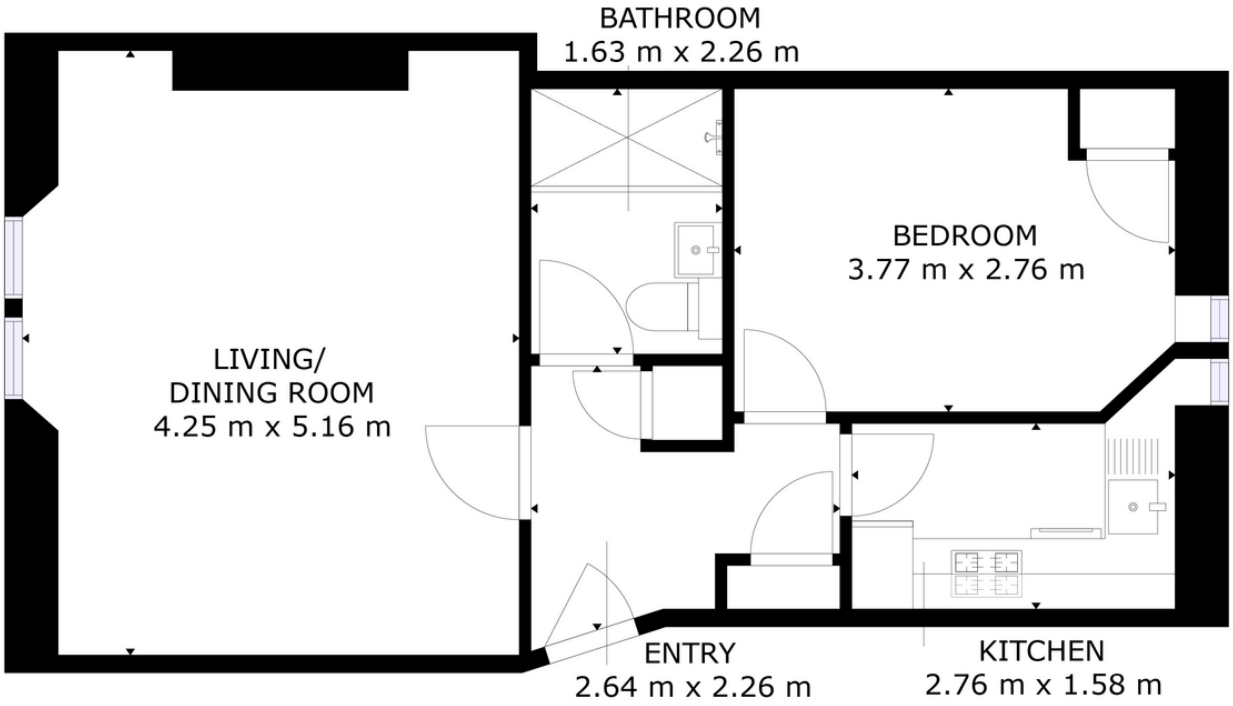


BEDROOM A bright and well-presented bedroom, decorated in neutral tones to create a calm and welcoming atmosphere. The room comfortably accommodates a double bed and benefits from a large window, allowing natural light to fill the space. Additional space for free standing furniture for all your storage needs, contemporary furnishings and light-coloured walls, enhancing the sense of space. A practical and inviting bedroom, ideal for relaxation and everyday living.

KITCHEN The property benefits from a well-presented, fitted kitchen featuring an attractive range of light wood-effect wall and base units, complemented by contrasting black work surfaces and a stylish tiled splashback. The space is equipped with an integrated oven and hob, alongside a washing machine, providing practical convenience for everyday living. A stainless-steel sink, tiled flooring and recessed ceiling lighting complete the look, while the window allows natural light to brighten the room. Offering ample storage and useful worktop space, this functional kitchen is ideal for both day-to-day use and home cooking.







FLOOR 1

GROSS INTERNAL AREA
TOTAL: 45 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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The Property Ombudsman