

**FOR SALE**



**Seaton Gardens, Aberdeen**  
**Offers Over £65,000**

  
**MARTIN & CO**



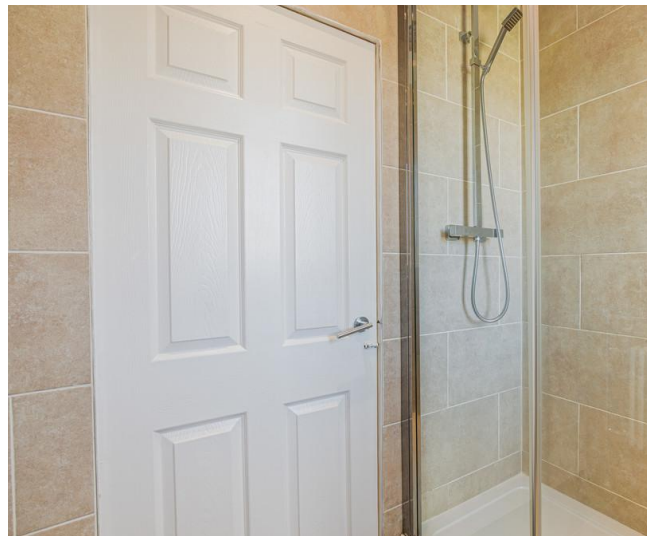
## Seaton Gardens, Aberdeen

2 Bedrooms, 1 Bathroom

Offers Over £65,000

- Ideal First Time Buyer Opportunity
- Property has to be viewed
- Gas Central Heating
- Local amenities nearby
- Close to Aberdeen University
- Excellent Transport Links
- Close to Aberdeen Beach
- Larn : 1905074

Positioned in a well-established and convenient residential area of Aberdeen, this is a well-presented two-bedroom property ideally suited to first-time buyers, professionals, or investors. Located to the north of the city centre, the property enjoys easy access to a wide range of local amenities, including supermarkets, cafés, and everyday conveniences, while also being within proximity to the vibrant heart of Aberdeen.



The area benefits from excellent transport links, making commuting across the city and beyond straightforward. For outdoor enthusiasts, the beautiful open spaces of Seaton Park and the scenic coastline at Aberdeen Beach are just a short distance away, offering a perfect balance of city living and leisure. The property is also ideally located for access to the University of Aberdeen, making it an attractive option for those connected to the university. Combining a sought-after location with strong rental potential and lifestyle appeal, this two-bedroom flat represents an excellent opportunity in a popular and well-connected part of the city.

**LIVING ROOM** Bright, inviting, and full of potential, this charming living room offers a wonderful blend of comfort and character. Natural light pours in through the large window, enhancing the sense of space and highlighting the warm tones of the beautifully finished parquet flooring. The room's neutral décor provides a versatile backdrop, ready to complement a wide range of interior styles. A focal point of the space is the elegant fireplace, adding both visual interest and a cozy touch, perfect for relaxing evenings or entertaining guests. Clean lines, well-proportioned dimensions, and a thoughtfully laid-out floor plan create a welcoming atmosphere that feels both airy and functional. Ideal for modern living, this room presents an excellent opportunity to personalize and make it your own, whether you envision a stylish lounge, a family gathering space, or a refined entertaining area.

**KITCHEN** Stylish and efficiently designed, this contemporary kitchen makes excellent use of space while delivering both practicality and visual appeal. Sleek white cabinetry is complemented by bold, vibrant splashbacks, creating a striking contrast that adds personality and a modern edge to the room. The layout is thoughtfully arranged to maximise functionality, with ample worktop space and storage options, making it ideal for everyday cooking as well as entertaining. Large windows allow natural light to flood the space, enhancing the bright, clean aesthetic and creating an inviting atmosphere. Finished with integrated appliances including fridge freezer, dishwasher, washing machine, gas hob, electric oven and overhead fan, along with quality fittings, this kitchen offers a perfect blend of style and convenience, well suited to modern living.



**BEDROOM ONE** Bright and inviting, this spacious bedroom features warm hardwood flooring, large windows that fill the room with natural light, and mirrored sliding closet doors that enhance both storage and the sense of openness. The clean, neutral finishes create a versatile space that feels airy and modern, while the generous closet offers excellent functionality. A comfortable and well-lit retreat, ideal for relaxing at the end of the day.

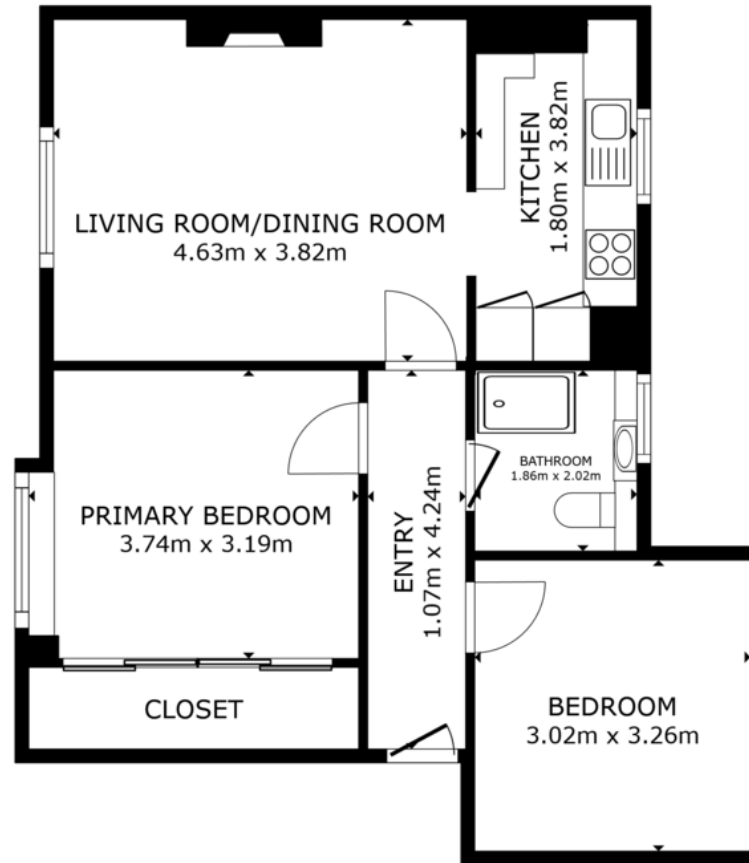
**BEDROOM TWO** A generously sized double bedroom offering a bright and airy feel, with ample space for a double bed and additional bedroom furnishings. Benefiting from a large window providing excellent natural light, the room is finished with wood-effect flooring and neutral décor, making it an ideal blank canvas for a purchaser to make their own.

**SHOWER ROOM** A well-appointed shower room fitted with a modern white suite, complemented by a glass and chrome shower enclosure with rainfall shower. Finished with tiled walls and flooring for a clean and contemporary look, the space also benefits from a heated towel rail and useful built-in storage cupboards, providing excellent practicality and additional storage.

**GARDEN** The property further benefits from a well-maintained rear garden, offering a pleasant outdoor space to enjoy. Designed with practicality in mind, the garden includes a drying area along with a lawned section, providing an ideal balance of functionality and space for outdoor relaxation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 60.3 m<sup>2</sup>  
 TOTAL : 60.3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Aberdeen

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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