

**Flat D, 35 Seaforth Road,
Aberdeen, AB24 5PG**

**Fixed Price
£140,000**

ASPC ref : 352076

 2  1  1 53 m² EPC **C** Council Tax Band **C**



Arrange a viewing

 **01224 428100**
(Peterkins)

Peterkins

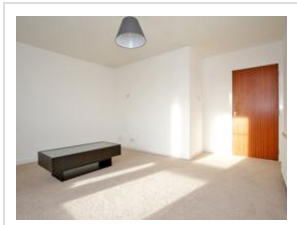
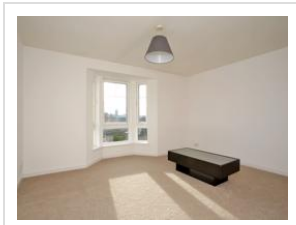
(Property Sales) 100 Union Street
Aberdeen
AB10 1QR

Email:

propcen@peterkins.com

Website:

<http://www.peterkins.com>



Property features:



Situated within a quality City development this **top floor apartment** offers a lovely, bright and airy living environment with a high standard of finish throughout. Freshly decorated in neutral tones the apartment also benefits from having new self coloured carpets and flooring. The spacious accommodation comprises: entrance; hall; living room; dining kitchen; shower room; 2 double bedrooms; storage loft. The landscaped grounds and an allocated parking space within a private secured car park lies to the rear of the building and are maintained by a formal factoring agreement. Heating is provided by a gas central heating system and all windows are double glazed. In addition, the carpets, floor coverings, curtains and blinds will be included in the purchase price.

location: The property enjoys an ideal location off King Street providing easy access to the wide range of amenities available close by, including leisure and recreational activities, with the exciting, new Aberdeen sports village at hand, Morrisons supermarket, other local shops serving everyday needs, social and recreational facilities, and public transport. Both Aberdeen University and the City centre are within easy walking distance, as is Aberdeen Beach.

directions: From the eastern end of Union Street continue onto King Street; on reaching the traffic lights at the junction with Seaforth Road turn right into Seaforth Road, the Development is located on the left hand side.

entrance: Immaculate communal entrance accessed via a telephone entry system. The communal areas are maintained on contract by a factor.

hall: Entrance vestibule leads to the flat; wall mounted telephone entry handset; pendant light fitting; loft access; fitted carpet; radiator.

living room: 4.19mx4.95m Generously proportioned living room with a bay window to the front of the apartment; pendant light fitting; fitted carpet; radiator.

dining kitchen: 4.01mx3.30m Well equipped dining kitchen fitted with an excellent range of modern base and wall mounted units linked by work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; built in oven; hob; chimney style cooker hood; wall unit housing the central heating boiler; window fitted to the front of the apartment; ample room for a dining table and chairs; pendant light fitting; laminate flooring; radiator.

shower room: Attractive shower room fitted with a white three piece suite comprising; W.C with a concealed cistern; sink and pedestal; tiled shower cabinet complete with a mixer shower; recessed area; extractor fan; pendant light fitting; vinyl flooring; radiator.

bedroom 1: 3.97mx2.58m Bright and airy double bedroom with a rear aspect; built in double wardrobe fitted with mirror glass sliding doors provides excellent hanging and storage space; pendant light fitting; new fitted carpet; radiator.

bedroom 2: 3.97mx1.61m The second bedroom enjoys a rear aspect; pendant light fitting; wall shelf; new fitted carpet; radiator.

loft: Access to the extensive storage loft from the hall.

outside: The modern development is extremely well maintained by a formal factor for which an annual fee is paid.

parking: An allocated parking space within a private car park lies to the rear of the building which is secured by a barrier entry system.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/352076/Flat-D--35-Seaforth-Road/Aberdeen/>

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