

Flat E, 9 Seaton Road, Aberdeen, AB24 1TS

Price Over
£85,000

ASPC ref : 366172

2
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 59 m²
 EPC **C**
 Council Tax Band **B**



Arrange a viewing

07514 098861
 (Magda)

James & George Collie

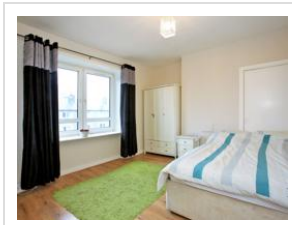
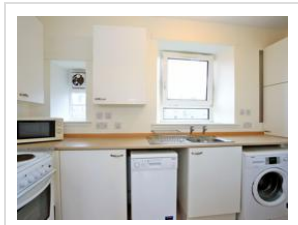
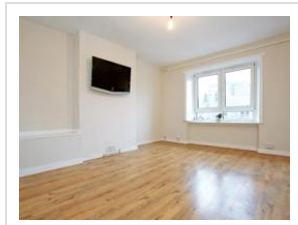
450 Union Street (Sales)
Aberdeen
AB10 1TR

Email:

p.sales@jgcollie.co.uk

Website:

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Property features:



We are pleased to present to the market this pleasant **TWO BEDROOM TOP FLOOR FLAT** which is contained within a traditional granite tenement and located close to Aberdeen Beach, Aberdeen University and its' amenities. Excellent opportunity for a first time buyer or as a buy to let opportunity. The property comprises: Entrance hallway with wall mounted cupboard housing the electric meter and consumer box; a bright and spacious lounge diner which overlooks the front of the property providing excellent space for both free standing and dining furniture; the kitchen is fitted with white base and wall mounted units, complimenting worktops and stainless steel sink, free standing cooker, a cupboard houses the central heating boiler, under counter washing machine, fridge and dishwasher (included in the sale); two exceptionally sized double bedrooms with built in single cupboards; the three piece white bathroom suite comprises an electric shower over the bath, wash/hand basin and WC. A new boiler has recently been installed with a 10 year guarantee.

Outside - On street car parking is available with communal area to the rear of the building.

Seaton Road is accessed directly from School Road and the property benefits from views to the sea making this a perfect location for

accessing the leisure, sporting, retail and recreational facilities at the Beach Boulevard. The Beach Esplanade itself is lovely for walks or running and with the Links golf course nearby, there are ample opportunities within easy access.

Accommodation:-

Lounge 4.50m x 3.72m

Kitchen 3.13m x 1.72m

Bedroom One 3.80m x 2.53m

Bedroom Two 3.22m x 2.92m

Bathroom 1.95m x 1.80m

DIRECTIONS Travelling down King Street heading north of the city to the roundabout at bottom of St Machar Drive take third exit off roundabout onto School Road and then second left onto Seaton Road, travel along and number 9 is on the left hand side of the road.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/366172/Flat-E--9-Seaton-Road/Aberdeen/>

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