

**56 Seaforth Road,**  
Aberdeen, AB24 5PH

Fixed Price  
**£80,000**

 1  1  1   37 m<sup>2</sup> EPC C Council Tax Band A



**Contact Seller**

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**Features**

**Description**

This **Superb, One Bedroom First Floor Flat** forms part of a traditional, granite building located within easy reach of the city centre. Offering a good level of bright and airy accommodation, with pleasant open outlook to the front, benefits from double glazed uPVC windows, electric heating, and a security entry system. Internally the accommodation comprises: entrance hall, well-proportioned lounge, good sized double bedroom, fitted kitchen, and bathroom fitted with white 3-piece suite.

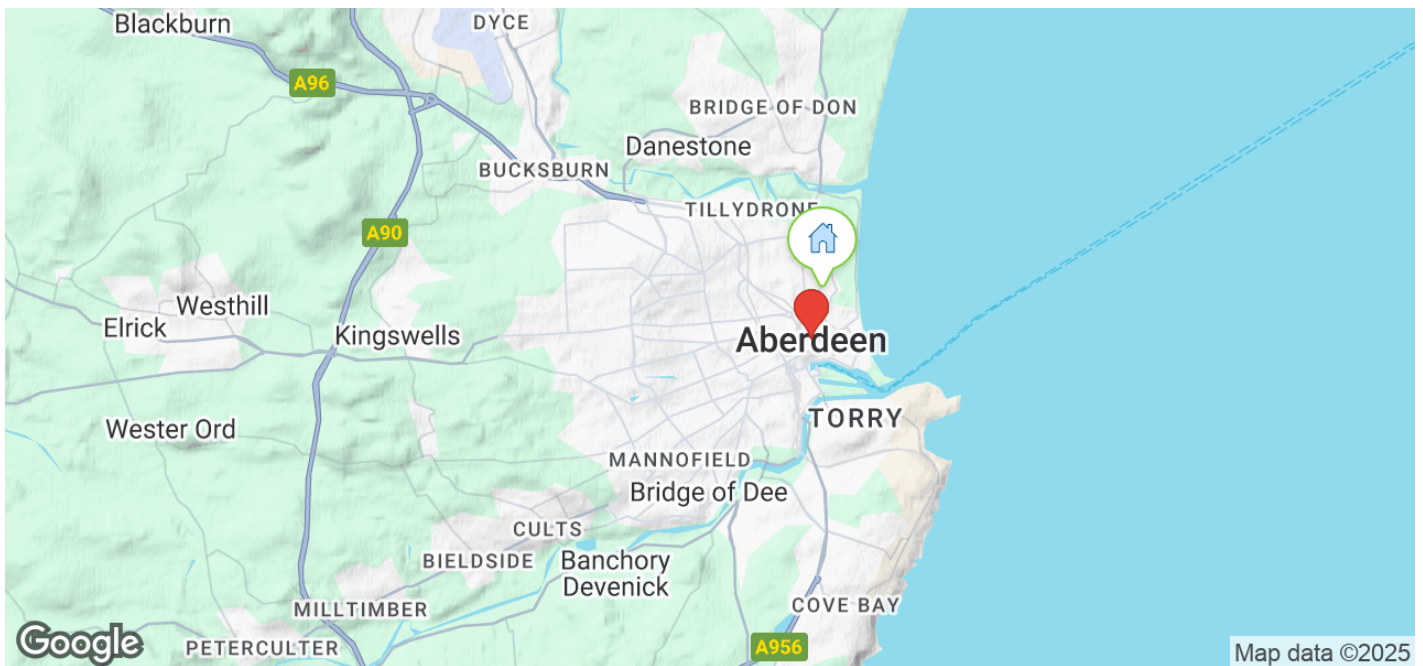
- Ideal 1 Bedroom Flat
- Close to Aberdeen University
- Perfect First Time Buy
- Security Entry

- Double Glazing & Electric Heating

- EPC C

The well-proportioned lounge is naturally bright and features a breakfast bar which creates dining space and houses the white goods underneath. The kitchen is fitted with base and wall units, worktop and splash back tiling. Enjoying a quiet aspect to the front of the home, with an outlook to the sea, this large double bedroom has ample space for free standing furniture. The well-appointed bathroom is fitted with a white 3-piece suite accompanied by splash back tiling. Externally the carpeted outer hall benefits from security lighting.

**Location** Seaforth Road is located off King Street which is one of the main arterial routes into the city centre. The area is well served with local shops and public transport. Union Street with its large variety of shops, pubs and restaurants is a short walk away and the beach with all its leisure and recreational facilities is also close by.



## Accommodation comprises

Lounge: 3.45m x 3.02m (11'4 x 9'11) approx.

Kitchen: 2.36m x 1.24m (7'9 x 4'1) approx.

Bedroom: 4.34m x 3.58m (14'3 x 11'9) approx.

Bathroom: 1.54m x 1.47m (5'1 x 4'10) approx.

### (Outside)

There is a shared garden to the rear and exclusively owned cellar.

# Floorplan



## Photo gallery



### View this property here

<https://www.aspc.co.uk/search/property/359892/56-Seaforth-Road/Aberdeen/>

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