



1L 6 Seaforth Road | Aberdeen | AB24 5PU

SPACIOUS ONE BEDROOM FIRST FLOOR FLAT

Fixed Price £95,500



Situated on the first floor of a traditional granite property, we offer for sale this exceptionally spacious one bedroom flat. The property offers excellent accommodation, with the lounge enjoying a quiet position to the rear having high ceiling, coving and tiled fireplace with a stove effect electric fire. There is also a recessed area with cupboard below and overhead open display shelves. To the rear of this is a dining kitchen which has a good range of base and wall units, contrasting work surfaces, stainless steel sink and drainer with mixer tap, built-in under oven, electric hob, overhead extractor hood and to remain are the fridge/freezer and washing machine and there are two excellent storage cupboards, one accommodating the hot water tank and the other one housing the gas central heating boiler. The bedroom is a traditional room situated to the front with high ceiling, coving and two wardrobes with upper storage areas. The bathroom has a three piece white suite with tiled area around the bath, electric shower, shower rail, curtain, pedestal wash hand basin, WC and radiator. The property has recently been partially redecorated along with new light fixtures.

The property is serviced by gas central heating, double glazing and is secured by an entry system. To the rear of the property there is a shared garden, shared outhouse/drying room and an exclusive coal shed, currently used as storage. There is also a shared landing cupboard.

## ACCOMMODATION

Hall

Lounge

14'4" x 13'3" (4.37m x 4.04m) approx.

Dining Kitchen

15'2" x 8'5" (4.62m x 2.57m) approx.

Bedroom

13'4" x 13'3" (4.07m x 4.04m) approx.

Bathroom

10'8" x 4'5" (3.25m x 1.35m) approx.

To be included in the sale price are all carpets, curtains, light fittings and kitchen white goods.

EPC Band C





**Lounge**





**Lounge Alternative View**





**Dining Kitchen**





**Dining Kitchen Alternative View**





**Bedroom**





**Bedroom Alternative View**





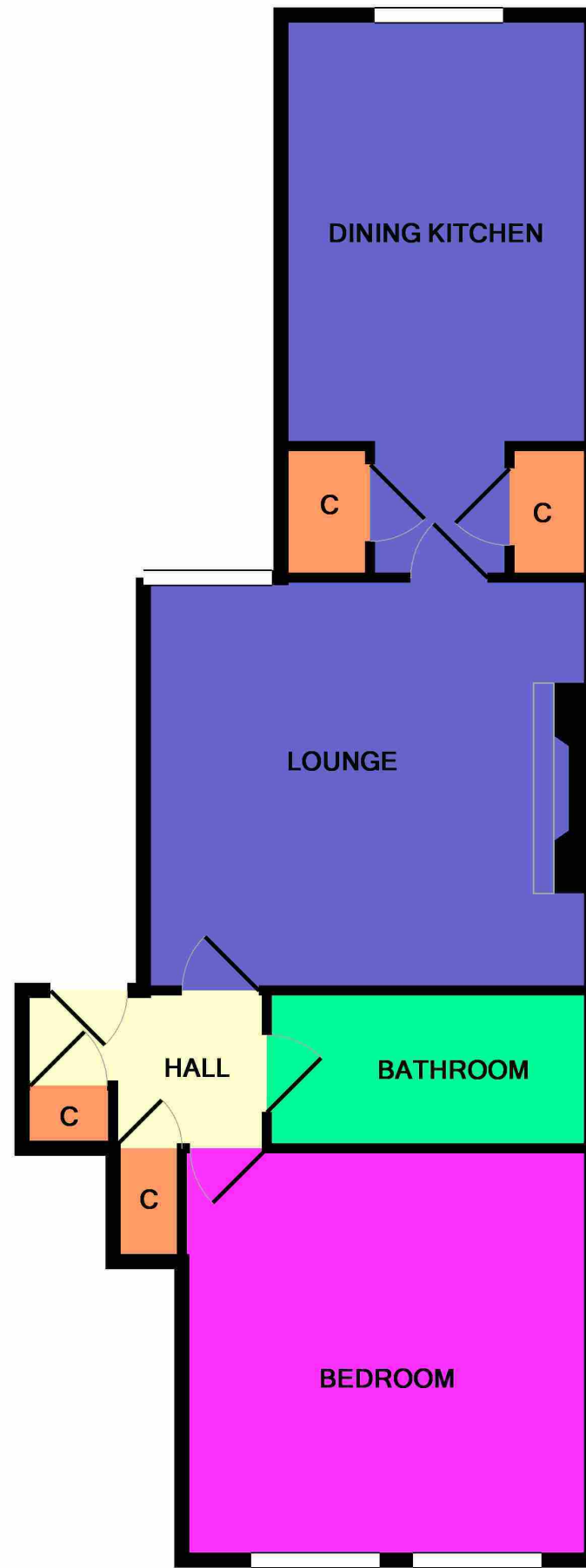
**Bathroom**





**Garden**

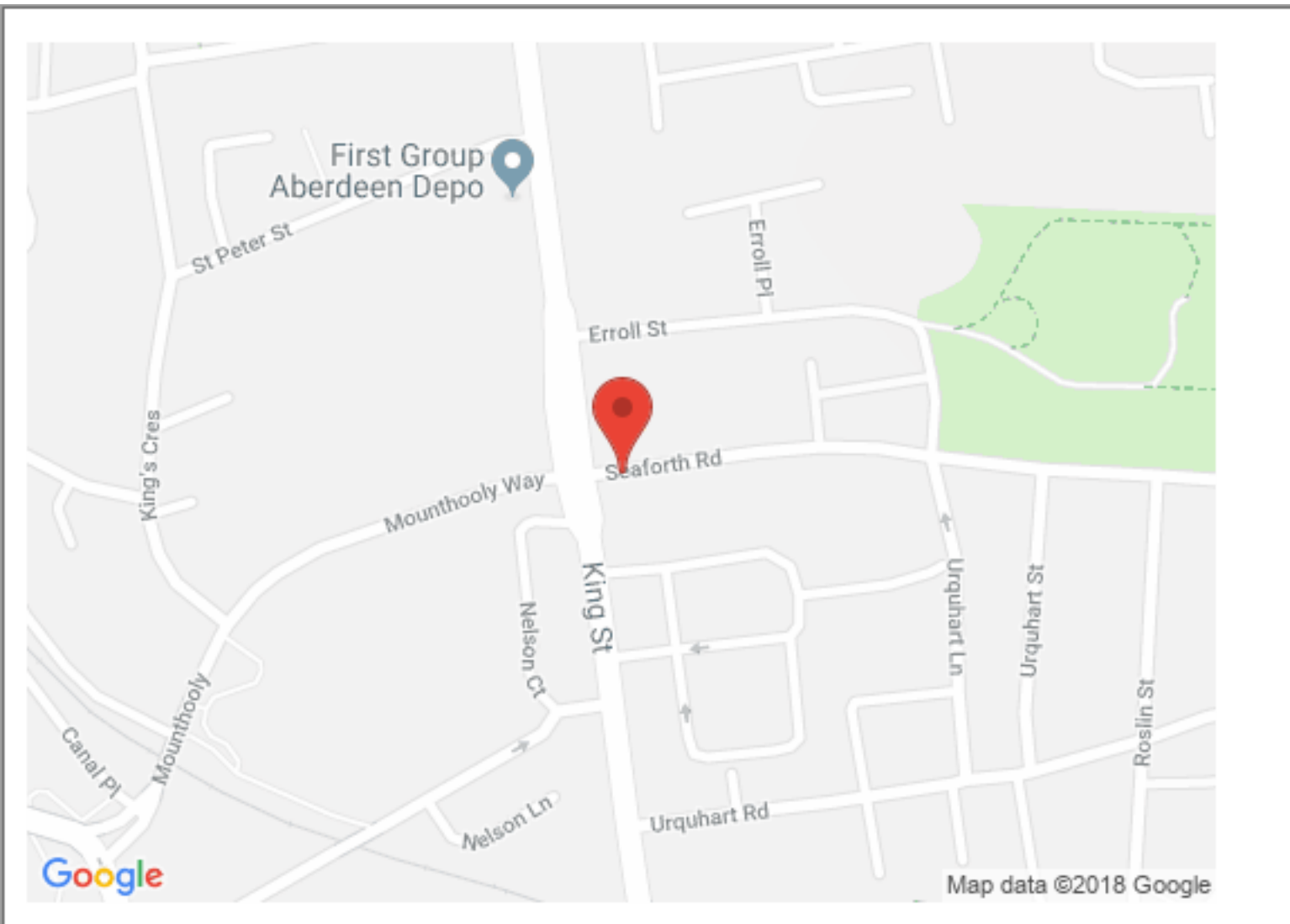




**Floor Plan**



## Property location



### Directions

Travelling from the city centre continue onto King Street, proceed a good distance along King Street and at the second set of lights turn right onto Seaforth Road. No. 6 is situated a short distance along on the right hand side.

### Location

Seaforth Road is close to Aberdeen University and is also within walking distance of the city centre. A short distance away is Aberdeen Beach with its many leisure facilities and there is also a large retail complex accommodating an Asda supermarket. On King Street there is a range of shops for your everyday needs and excellent public transport facilities making many parts of Aberdeen easily accessible from this property.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.