



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**30E Seaton Place East**

ABERDEEN, AB24 1XJ

# 30E SEATON PLACE EAST



McEwan Fraser Legal are pleased to present to the market this two bedroom flat which is contained within a traditional granite tenement

located close to Aberdeen Beach, Aberdeen University and its amenities. The property comprises: an

entrance hallway, a bright and spacious lounge/diner with great sea views and provides excellent space for both lounge and dining

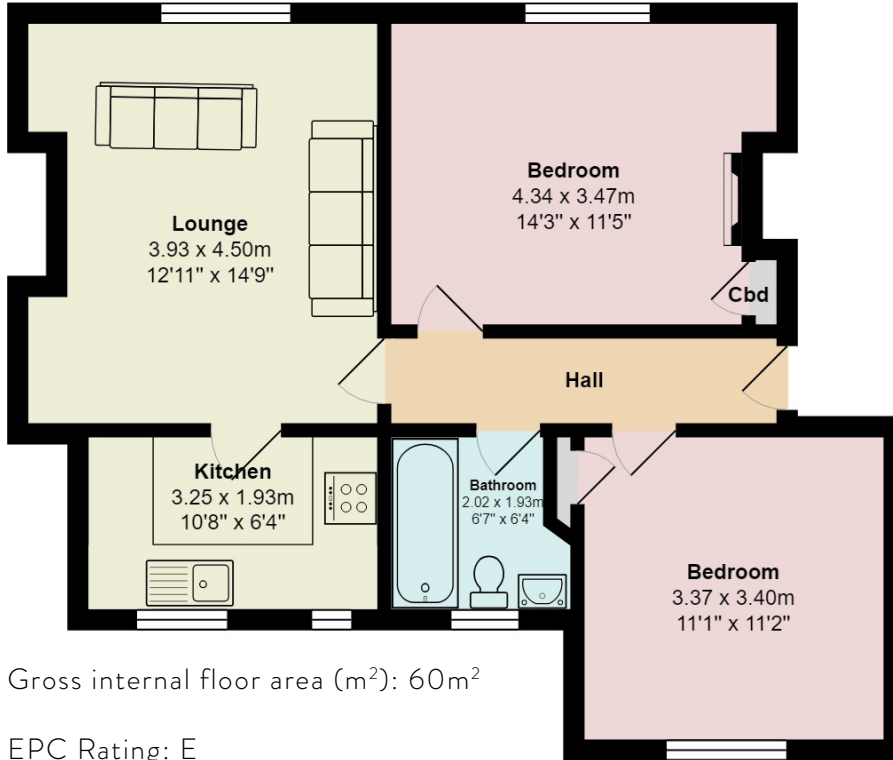
furniture; the kitchen is fitted with a good range of modern white base and wall mounted units, coordinating worktops, stainless steel

sink, integrated electric hob with oven, under counter washing machine and fridge freezer (all to be included in the sale), two excellent sized

double bedrooms with space for free-standing furniture, the bathroom is fitted with a three-piece white bathroom suite and comprises of a bath

with shower over, wash hand basin, WC and towel rail. This property would be an excellent Buy-to-Let

opportunity or a great first-time buy.



Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: E

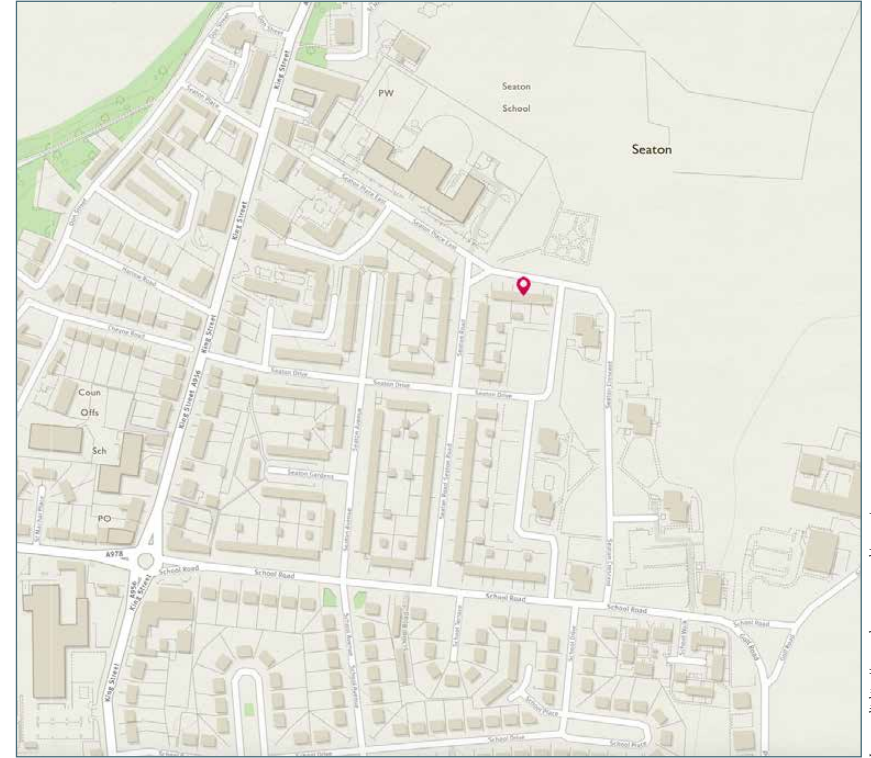


Image credit: <https://www.vox.com/environments/2014/04/01/16888888/seaton>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY MURRAY-PATEL**  
 Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer