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LAW PRACTICE

47 Balmoral Place, Aberdeen AB10 6HQ
£89,500 offers over

Property summary

We are delighted to offer for sale this well presented **two bedroom first floor flat** forming part of a traditional granite and slate tenement located to the west of the City Centre. The property is in first class order throughout, fully double glazed with gas fired central heating. The property retains many of its original features such as high ceilings, twin alcoves, ceiling cornices and panelled doors. The décor is smart and modern and is complimented by the grey grain effect laminate flooring running through most rooms.

The accommodation comprises L-shaped hallway providing access to all rooms, bright and spacious Lounge with large front facing window, 2 good sized Double Bedrooms, well appointed Kitchen with a range or quality fixtures and appliances and central Shower Room with large shower enclosure. The property boasts good storage accommodation. The tenement is well maintained internally and externally with entry monitored by a security entry system. There is a large, shared, garden to the rear along with an exclusive, lockable, cellar. All fitted floor coverings and blinds and most kitchen appliances (where listed) are included in the sale.

Location Balmoral Place is a quiet tree-lined street off Broomhill Road and thus allows easy access to all parts of the City via the nearby ring-road. The area is an exceptionally desirable residential part of the City and is well served by nursery, primary and secondary education facilities, delicatessens, restaurants and hotels. The property is within easy walking distance of the City Centre with a regular bus service available on Broomhill Road.

Travelling west on Union Street, turn left into Holburn Street and continue ahead through the traffic lights with Great Western Road. Upon reaching the Great Southern Road roundabout take the third exit, still remaining on Holburn Street. At the mini-roundabout exit second left onto Broomhill Road. Balmoral Place is the second road on the right, with number 47 located on the left hand side.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: C

Full details

Entrance Hallway: A welcoming L-shaped hallway providing access to all rooms. Original front door with glazed fanlight above. Grey grain effect laminate flooring. Radiator. Ceiling light. Meter cupboard at high level. Shelved storage cupboard.

Lounge: 4.16m x 4.03m (13’8" x 13’3") approx. A bright and spacious “livingroom” with large front facing windows. Curtains. Ceiling cornice and rose picture rail. Grey grain effect laminate

flooring. Twin alcoves with storage cupboards in lower sections. Living Flame gas fire (not operational) set in traditional mantelpiece with hearth. Radiator. Ample power points. Ceiling light. Telephone point.

Kitchen: 2.87m x 1.42m (9’5" x 4’8") approx. Fitted with a range of modern base and wall mounted storage units with co-ordinating work surfaces and wall-boarding. Sink with mixer tap. Lamona induction hob with extractor hood above and electric oven below. Integrated washing machine. Integrated fridge/freezer. Microwave to remain. Window overlooking the rear garden. Grey granite effect laminate flooring. Ceiling light with complimentary unit lighting. Ample power points. Radiator. High level storage cupboard.

Double Bedroom 1: 4.19m x 2.61m (13’9" x 8’7") approx. A good sized Double Bedroom with front facing window. Curtains. Grey grain effect laminate flooring. Ceiling cornice. Picture rail. Ceiling light. Radiator. Ample power points. NB wardrobe to remain.

Double Bedroom 2: 3.81m x 2.26m (12’6" x 7’5") approx. Another good sized Double Bedroom with rear facing window. Curtains. Shelved cupboard housing central heating boiler. High level storage cupboard. Grey grain effect laminate flooring. Radiator. Ceiling light. Ample power points.

Shower Room: 2.74m x 4.52m (9’ x 5’) approx. Centrally located with Ideal Standard wc and wash-hand basin. Large shower enclosure with Aqualizer shower. Full ceramic wall tiling and co-ordinating floor tiling. Radiator. Ceiling downlighters. Extractor fan. Shaver point. Usual fitments.

(Outside)

The pleasant walled shared rear garden is mostly in grass. Rear access gate. Exclusive, lockable cellar to rear. Shared half-landing store. Ample on-street parking is available.

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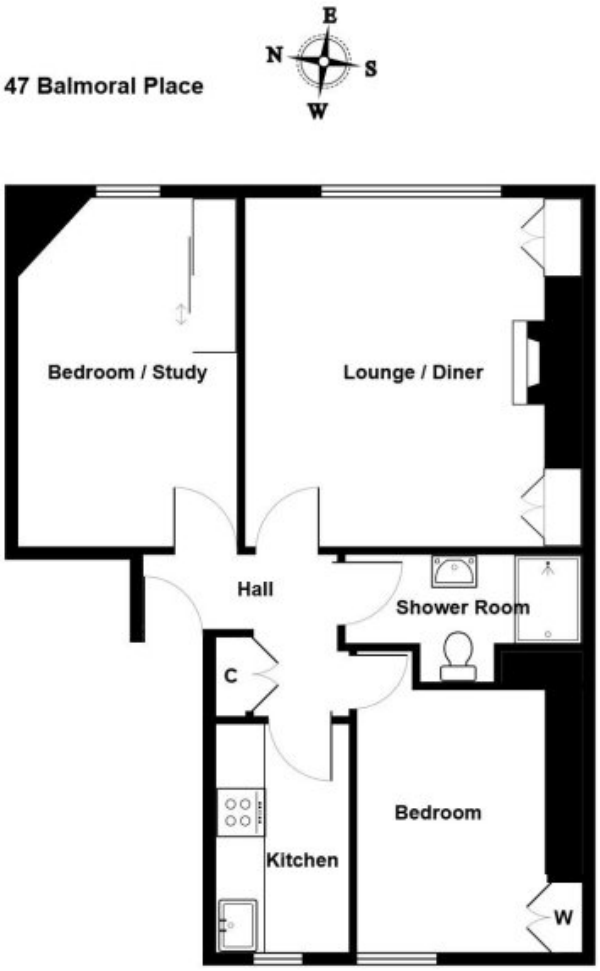








47 Balmoral Place



Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

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