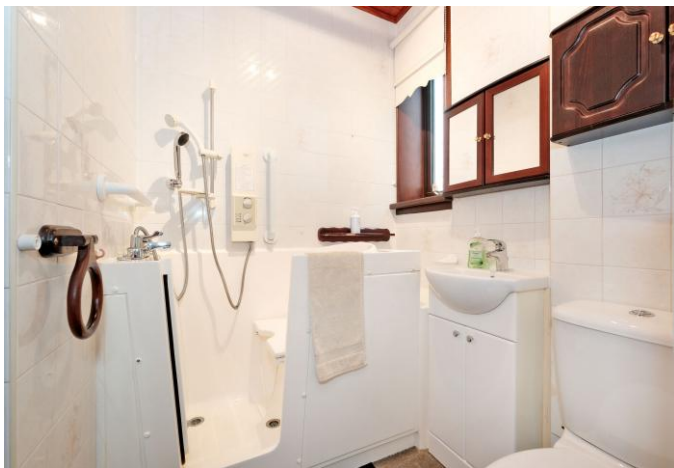




132 Pittodrie Place,
Aberdeen, AB24 5QT

Fixed Price £56,000
£9,000 below market value
(as at 16/03/2026)

peterkins



**** £9,000 BELOW MARKET VALUE (AS AT 16/03/2026) ****

**132 Pittodrie Place,
Aberdeen, AB24 5QT**

Fixed Price £56,000

- Well Appointed Ground Floor Flat
- Living Room with Feature Fireplace
- Fitted Kitchen
- One Double Bedroom with Built-in Wardrobes
- Bathroom
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- Off Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 43260/3

EPC: D TAX: A

Floor Area: 49m²

Tenure: Ownership

Description:

We are pleased to offer for sale this **one bedroom, self-contained ground floor flat**, which forms part of a four flatted building within a popular city location. The property is well presented and would make an ideal starter home or those who are looking to downsize. The accommodation comprises of: Vestibule; hallway with large built-in storage cupboard; living room with feature fireplace; fitted kitchen; one double bedroom with built-in wardrobes; bathroom. Outside there is a shared rear garden and off street parking space to the front of the flat. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Pittodrie Place is conveniently located to take full advantage of the city's amenities, particularly those at the Beach Esplanade which includes a retail park, multi-screen cinema and a selection of restaurants and cafes. There is a choice of local shops nearby including superstore shopping and a regular bus service to the City Centre and beyond. The property is also conveniently located for Aberdeen University Kings College Campus, the City Centre, Queens Links and Pittodrie Stadium which is only a two minute walk away.

Directions:

Travelling north on King Street follow the road for a considerable distance passing 'Morrisons' supermarket on the left-hand side. Continue straight ahead through the traffic lights, and then turn right onto Pittodrie Street then turn left onto Ardarroch Road. Pittodrie Place is the next road on the right and no. 132 situated a short distance along, on the right-hand side of the road, as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

A uPVC exterior door with fanlight gives access to the vestibule; handrail; ceiling cornice; ceiling light fitting; fitted carpet; a part glazed door leads to the hallway.

Hallway:

The hallway has a large built-in storage cupboard which houses the gas meter, consumer unit and central heating controls; smoke detector; ceiling cornice; pendant light fitting; part glazed doors lead to the living room and bedroom.

Living Room: 14'7 x 10'11 (4.44m x 3.32m) approx.

The spacious living room has a rear garden aspect; window fitted with a roller and vertical blinds; feature fireplace with a marble inset and hearth complete with an electric fire; two telephone points; television aerial; smoke detector; ceiling cornice; ceiling light fitting; fitted carpet; sliding door to the kitchen.



Kitchen: 7'11 x 6.4 (2.41m x 1.92m) approx.

The well equipped kitchen is fitted with a range of beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob; double oven; washing machine; space for a free standing fridge/freezer; window to the side of the flat fitted with a vertical blind; heat detector; three branch ceiling light fitting; fitted carpet.

Bedroom 1: 14'3 x 9'8 (4.35m x 2.94m) approx.

The generous double bedroom has a window to the front of the property fitted with a roller and vertical blinds; two built-in wardrobes with sliding doors providing excellent hanging and storage space; telephone point; ceiling cornice; ceiling light fitting; fitted carpet.

Bathroom:

The fully tiled bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin set onto a vanity unit and walk in bathtub with an electric shower and mixer shower attachments over; built-in cupboard housing the central heating and CO detector; two wall mounted medicine cabinets; frosted window to the side of the flat fitted with a roller blind; wood panelled ceiling; three branch ceiling light fitting; fitted carpet.

Outside:

The shared rear garden which is mainly laid to grass with an outdoor water tap and an exclusive timber garden shed.

Parking:

There is an exclusive off street parking space to the front of the property.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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