



128 Broomhill Road,
Aberdeen, AB10 6HX

FIXED PRICE £210,000
£10,000 BELOW MARKET VALUE
(AS AT 05/11/2025)

peterkins



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Fixed Price £210,000

- Fabulous First Floor Flat
- Elegant Lounge with Bay Window & Feature Fireplace
- Dining Kitchen with Appliances
- Utility/Boiler Room
- Three Double Bedrooms
- Office/Bedroom
- Modern Shower Room
- Attractive Bathroom
- Conservatory
- Workshop/Store
- Gas Central Heating
- Double Glazing
- Exclusive Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 25883/2
EPC: Band C
Council Tax: Band E
Floor Area: 146m²
Tenure: Ownership

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Description:

Early viewing is highly recommended to appreciate the interior of this fabulous **four-bedroom first floor flat** which forms part of a traditional granite building withing a prime city location. The property retains some period features and is presented in excellent condition with fresh décor throughout and new carpets in most rooms. The spacious accommodation comprises of: Welcoming hallway; elegant lounge with a bay window and feature limestone fireplace; dining kitchen with appliances; utility/boiler room; three double bedrooms; office/bedroom; modern shower room; attractive bathroom; conservatory; workshop/store. Outside there is on street parking and an exclusive rear garden. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, dining table and chairs, free standing wardrobes in bedroom 1, light fittings, blinds and curtains will be included in the sale.

Location:

Broomhill Road is situated in a popular part of the city within an area which is well served by local shops and public transport facilities. The property is within relatively easy walking distance of the City Centre where there is a wide range of pubs, clubs, restaurants and leisure facilities. The Duthie Park with its many attractions including the Winter Gardens is also situated nearby. Most parts of Aberdeen City are readily accessible by a variety of arterial routes with the location being particularly convenient for the Robert Gordon University in Garthdee and the oil related offices to the south side of the city.

Directions:

Travelling from Union Street proceed onto Holburn Street and continue straight ahead through the traffic lights at the Great Western junction. At the roundabout take the third exit continuing on Holburn Street and at the next mini roundabout take the second exit onto Broomhill Road. Number 128 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The well-maintained shared entrance has a carpeted staircase leading up to the first floor; electric meter; access to the rear garden.

Hallway:

Welcoming and centrally positioned hallway; radiator; two wall lights; picture rail; smoke detector; ceiling cornice; newly fitted carpet.

Lounge: 17'8 x 13'10 (5.38m x 4.22m) approx.

Elegant lounge with a wonderful bay window to the front of the property; feature limestone fireplace complete with an electric fire; two wall niches with wall lights; traditional radiator; picture rail; smoke detector; ceiling rose and cornice; chandelier style light fitting; double height skirting boards; newly fitted carpet.



Bedroom 1: 15'1 x 13'0 (4.59m x 3.96m) approx.

Generous double bedroom with a front aspect; window fitted with "Venetian" blinds; free standing wardrobes providing good hanging and storage space; recess; radiator; ceiling rose and cornicing; pendant light fitting; deep skirting boards; newly fitted carpet.

Bedroom 2: 15'9 x 9'5 (4.79m x 2.86m) approx.

Spacious second double bedroom with a window overlooking the rear garden fitted with "Venetian" blinds; tall radiator; ceiling cornice; five branch ceiling light fitting; deep skirting boards; newly fitted carpet.

Bedroom 3: 11'7 x 8'11 (3.52m x 2.71m) approx.

The third double bedroom is also positioned to the rear of the flat; walk-in wardrobe/storage cupboard; recess; radiator; ceiling cornice; ceiling light fitting; deep skirting boards; newly fitted carpet.

Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and bath complete with an over bath mixer shower and glass shower screen; wall tiles behind sink and around bath; frosted window to the side of the property fitted with a "Roman" blind; ladder style radiator; three branch ceiling light fitting; tiled floor.

Utility/Boiler Room: 7'7 x 4'0 (2.31m x 1.21m) approx.

Functional utility room housing the central heating boiler and controls; consumer unit; plumbed for a washing machine; space for a fridge/freezer or tumble dryer; CO detector; vinyl flooring.

Dining Kitchen: 13'11 x 12'4 (4.23m x 3.75m) approx.

Superb dining kitchen fitted with an excellent range of oak base and wall mounted cabinets with co-ordinated work surfaces and ceramic wall tiles; ceramic sink and drainer with a mixer tap; gas hob with a cooker hood extractor above; double oven; integrated fridge and dishwasher; built-in storage cupboard; radiator; heat detector; downlighters; solid wood floor; glass panelled door leading to the rear hallway. **Note:** The dining table and chairs will be included in the sale.

Rear Hallway:

Built-in storage cupboard; smoke detector; ceiling light fitting; solid wood floor; a part glazed door gives access to the rear staircase which leads down to a workshop/store and conservatory; window to the rear of the flat; two pendant light fittings; fitted carpet.

Bedroom 4/Office: 12'2 x 6'8 (3.71m x 2.02m) approx.

This versatile room could be utilised as a bedroom or office; window with a side aspect; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and shower enclosure complete with a mixer shower, body jets and rainfall/handheld shower fittings; frosted window to the side of the property and further internal window allowing additional light flow into the room; chrome ladder style radiator; three ceiling light fitting; tile effect laminate flooring.

Workshop/Store: 9'3 x 6'0 (2.81m x 1.83m) approx. at widest points.

Good sized workshop/store with power and light installed.

Conservatory: 9'5 x 5'6 (2.85m x 1.67m) approx.

The conservatory makes a good addition to the property; two wall lights; laminate flooring; "French" doors lead out to the rear of the property and garden.







Outside:

The exclusive area of rear garden is mainly laid to grass with well-established shrubs, a garden shed and rotary dryer. A shared paved pathway gives access to Pitstruan Terrace.

Note: The gas meter is located externally on the gable wall.

Parking:

There is ample on street parking available on Broomhill Road.



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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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