



140 Bloomfield Court,
Aberdeen, AB10 6DU

Fixed Price £102,000
£13,000 below HRV as at 12/01/2026

peterkins



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- Well Presented Ground Floor Flat
- Stylish Living Room
- Fitted Kitchen
- Two Double Bedrooms with Built-in Wardrobes
- Attractive Shower Room
- Gas Central Heating
- Double Glazing
- Landscaped Communal Grounds
- Allocated Parking Space

Viewing contact Peterkins
(01224) 428100

Ref: 46703/1

EPC: C

Description:

We are delighted to offer for sale this wonderful **two bedroom, ground floor flat** which forms part of a modern development with its common areas protected by a security entry system. The flat is presented in immaculate condition and would make an ideal purchase for a first-time buyer or buy-to-let investor. The spacious accommodation comprises of: Welcoming hallway; stylish living room; fitted kitchen with appliances; two double bedrooms with built-in wardrobes; attractive shower room. Outside there are landscaped communal garden grounds which are maintained by the Factor for the development and an allocated parking space within the resident's car park. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods (excluding the fridge/freezer), light fittings and blinds will be included in the sale.

Location:

Bloomfield Court is situated close to Holburn Street, one of the main arterial routes to the city, an area which is well served by local shops and public transport facilities and is extremely convenient for the City Centre and Ferryhill. In addition, the Duthie Park with its many attractions is situated nearby, and the west end of Union Street with its pubs, clubs, restaurants and leisure facilities is also within relatively easy walking distance.

Directions:

From the west end of Union Street, exit onto Holburn Street and continue straight ahead to the roundabout. Take the second exit onto Great Southern Road and first right onto the Hardgate. Bloomfield Court is located on the left-hand side of the road and number 140 is indicated by our "For Sale" sign.

Entrance:

The well maintained entrance and staircase to the upper floors is accessed via a security entry system.

Hallway:

An exterior door gives access to the centrally positioned hallway; large walk in utility/storage cupboard housing the fridge/freezer and electric/gas meters; wall mounted security door entry handset; coat hooks; high level shelf above front door; smoke detector; pendant light fitting; matwell; laminate flooring.

Living Room: 16'6 x 10'5 (5.03m x 3.18m) approx.

Stylish living room with two full length windows to the front of the property fitted with a "Day to Night" blind; television point; two telephone points; ceiling cornice; smoke detector; three branch ceiling light fitting; fitted carpet; door leading to the kitchen. **Note:** The wall mounted television will be removed but the bracket will remain.

Kitchen: 9'7 x 5'10 (2.92m x 1.78m) approx.

The modern kitchen is fitted with high gloss base and wall mounted cabinets; co-ordinated work surface and upstand; 1.5 x sink and drainer with a mixer tap; gas hob with a glass splashback behind; built-in oven; chimney style cooker hood extractor; wine rack; washer/dryer, slimline dishwasher; wall cabinet housing the central heating boiler; window to the front of the flat fitted with "Venetian" blinds; radiator; extractor fan; heat detector; CO detector; laminate flooring. **Note:** The fridge/freezer will be removed.



Bedroom 1: 9'2 x 9'0 (2.79 x 2.75m) approx.

Bright and airy double bedroom with a rear aspect; window fitted with an inset roller blind; built-in wardrobe; radiator; pendant light fitting; fitted carpet. **Note:** The wall mounted television will be removed but the bracket will remain.

Bedroom 2: 9'4 x 9'0 (2.84m x 2.75m) approx.

Good sized second double bedroom with a window to the rear of the property fitted with an inset roller blind; built-in wardrobe with bi-folding mirrored doors; television point; telephone point; pendant light fitting; laminate flooring. **Note:** The wall mounted television will be removed but the bracket will remain.

Shower Room:

The attractive, fully tiled, shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set onto a vanity unit and shower unit complete with a mixer shower and rainfall and handheld shower fittings; wall cabinet; illuminated mirror; chrome ladder style towel rail; extractor fan; downlighters; tiled floor.

Outside:

There are well maintained garden grounds which are maintained by the Factor for the development.

Parking:

There is an allocated parking space within the resident's car park.

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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