

138C Balmoral Square,
Great Western Road,
Aberdeen, AB10 6QE

Fixed Price £155,000
£10,000 Below Home Report
Valuation as at 24/06/2026

peterkins













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- Executive Top Floor Apartment
- Tastefully Presented Living Room
- Breakfast Kitchen with Appliances
- Two Double Bedrooms with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Security Entry System
- Gas Central Heating
- Double Glazing
- Communal Landscaped Garden Grounds
- Allocated & Visitors' Parking within Gated Car Park

Viewing contact Peterkins (01224) 428100

Ref: 41400/3
EPC: C
Council Tax: E
Tenure: Ownership

Description:

Early viewing is essential to appreciate this **executive two-bedroom top floor apartment** which forms part of a three flatted building within an exclusive modern development. The property is presented in an immaculate "ready to move into" condition and would make an ideal purchase for a first-time buyer or buy-to-let investor. The spacious accommodation comprises of: Welcoming entrance hallway; tastefully presented living room; breakfast kitchen with appliances; two double bedrooms with built-in wardrobes; bathroom with an over bath shower. Outside there are landscaped communal garden grounds which are maintained by the Factor for the development together with allocated and additional visitor's parking spaces within the gated residents' car park. The property benefits from a gas central heating system, double glazing and a security door entry system. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Balmoral Square is situated in the heart of Aberdeen's West End with access to two of the main arterial routes to the city and accordingly most parts of Aberdeen are readily accessible. The location is well served by local shops at both Mannofield and Seafield which are within easy walking distance. Good primary and secondary schools, public transport facilities and a wide range of social and recreational facilities in the West End of the City are close to hand. The property offers easy access to the oil related offices at Hill of Rubislaw.

Directions:

From the West End of Union Street turn left onto Holburn Street and continue to the first set of traffic lights then turn right onto Great Western Road. Balmoral Square is situated on the right-hand side of the road after Claremont Place. The secure development is accessed via large double wrought iron gates.

Entrance:

The extremely well-maintained shared entrance is accessed via a security entry system and has a staircase leading to all floors. One apartment is located on each floor.

Hallway:

A hardwood exterior door gives access to the spacious and welcoming hallway; built-in storage cupboard housing the electric and gas meters; wall mounted "Hive" central heating controls and security door entry handset; hatch opening to an exclusive, partly floored loft space, via a fitted ladder; smoke detector; pendant light fitting; wooden floor.

Living Room: 14'5" x 13'7" (4.40m x 4.13m) approx.

Tastefully presented living room with a double window overlooking the front of the apartment; radiator; smoke detector; ceiling light fitting; wooden floor; a door leads through to the breakfast kitchen.

Breakfast Kitchen: 13'9" x 6'10" (4.20m x 2.07m) approx.

Modern breakfast kitchen fitted with an excellent range of white high gloss base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; electric oven; integrated fridge/freezer; dishwasher and washer/dryer; window to the front of the property fitted with a roller blind; space for a slimline table or breakfast bar and chairs; extractor fan; heat and CO detectors; radiator; spotlight fitting; tiled floor.





Bedroom 1: 11'11" x 10'7" (3.63m x 3.22m) approx.
Well-appointed double bedroom positioned to the rear of the apartment; window fitted with a roller blind; built-in wardrobes; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 13'3" x 7'10" (4.05m x 2.38m) approx.
Bright and airy double bedroom with a window to the front of the property fitted with a roller blind; built-in wardrobes; radiator; pendant light fitting; fitted carpet.

Bathroom:
The attractive, fully tiled bathroom is fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and bath with an overhead mixer shower and glass shower screen; large wall mounted mirror; shaver point; extractor fan; chrome ladder style radiator; ceiling light fitting; tiled floor.

Outside/Parking:
The beautifully presented landscaped garden grounds are well tended. There are deep, well-stocked shrub borders which surround the internal courtyard and residents' parking area. A factor is in place for the upkeep of the internal and external communal areas to which monthly fees are payable.

The development is accessed via electronic controlled gates, a fob (included) or pin number is needed to enter the development. An exclusive parking space is located within the residents' car park. There are also ample visitors' car parking spaces available.

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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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