



52 Balmoral Place, GFR,
Aberdeen, AB10 6HP

Offers Over £50,000

peterkins



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GFR, Aberdeen,
AB10 6HP

Offers Over £50,000

- Ground Floor Flat
- Requires Some Upgrading/
Modernisation
- Living Room
- Kitchen
- One Double Bedroom
- Bathroom with an Over
Bath Shower
- Security Entry System
- Gas Central Heating
- Double Glazing
- Communal Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 1845/48

EPC: D

Council Tax: Band B

Tenure: Ownership

Description:

We offer for sale this **one-bedroom ground floor flat** which forms part of a traditional granite tenement building with its common areas protected by a security entry system. The property requires some modernisation/upgrading but would be an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; living room; fitted kitchen; one double bedroom; bathroom with an over bath shower. Outside there is an exclusive front garden, communal rear garden and on street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring and light fittings will be included in the sale.

Location:

Balmoral Place is well served by local shops and by public transport facilities. The location is also extremely convenient for the West End of the city and Union Street itself with pubs, clubs, restaurants and leisure facilities is within relatively easy walking distance. Most parts of the city are readily accessible by a variety of arterial routes including the Aberdeen Ring Road which can be accessed nearby. In addition, the Duthie Park with its many attractions is also within easy walking distance.

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. Balmoral Place is the second road on the right and number 52 is on the right as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The entrance is accessed via a security entry system and has a staircase leading to all floors.

Hallway:

A hardwood exterior door gives access to the hallway; wall mounted door entry handset; high level electric meter cupboard; coat hooks; radiator; smoke detector; pendant light fitting; laminate flooring.

Living Room: 13'11" x 13'6" (4.23m x 4.11m) approx.

Well-appointed living room with a large window to the front of the property; alcove; built-in storage cupboard with louvre doors; wall mounted central heating thermostat; radiator; smoke detector; ceiling cornice; three branch ceiling light fitting; laminate flooring.

Kitchen: 8'10" x 4'0" (2.68m x 1.22m) approx.

The kitchen is fitted with wood effect base and wall units linked by co-ordinated work surfaces and splashback tiling; stainless steel sink and drainer; ceramic hob with an extractor hood above; built-in oven; space for a fridge and washing machine; window to the rear of the flat with a "Venetian" blind; heat detector; ceiling cornice; spotlight fitting; vinyl floor tiles.



Bedroom: 11'0" x 8'2" (3.36m x 2.48m) approx.

Good sized double bedroom with a window overlooking the communal rear garden; built-in wardrobe housing the central heating boiler; radiator; CO detector; ceiling cornice; ceiling light fitting; laminate flooring.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead electric shower, glass shower screen and shower curtain; wall tiles around bath and sink; wall mounted mirror and mirrored medicine cabinet; high level storage cupboard; chrome ladder style radiator; extractor fan; ceiling cornice; ceiling light fitting; vinyl flooring.

Outside:

The exclusive front garden is laid to granite chips for low maintenance.

The well-maintained communal rear garden is mainly laid to grass with interspersed shrubs.

Parking:

There is on street parking available on Balmoral Place.



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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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