



## 2 bedroom, Terraced House for sale



### Agenten-Info

Name:	Springbok Properties Nationwide
Name der Firma:	
Land:	Vereinigtes Königreich
Erfahrung seit:	2014
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (800) 068-4015
Sprachen:	English
Webseite:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 192,806.59

### Standort

Land:	Vereinigtes Königreich
Staat/Region/Provinz:	Schottland
Stadt:	Aberdeen
Adresse:	Ninian Place
Postleitzahl:	AB12 4QW
Veröffentlicht:	30.04.2025

### Beschreibung:

The property has been INDEPENDENTLY VALUED at £150,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

Nestled in the desirable suburb of Portlethen, this well-presented home offers a bright conservatory and a private enclosed garden—perfect for relaxing. Convenient front parking is included. The area boasts excellent amenities, including an eighteen-hole golf course, a community swimming pool, and various local clubs and activities.

Viewing is advised. \*\* HOME REPORT AVAILABLE BELOW TO DOWNLOAD\*\*

This 2-bed home is located in Aberdeen with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The Adventure park is within a short distance to the property, great for leisurely activities. The area also offers excellent road and transport links through Portlethen Station, for travel both locally and further afield.



The accommodation briefly comprises a welcoming entrance way, a spacious living room and a fitted kitchen/diner. There is also a glass conservatory located to the rear of the property.

To the first floor is an inviting landing area through to two well-proportioned bedrooms and a three-piece shower room with a shower, a hand wash basin and a WC.

Externally, the property benefits from a small enclosed rear garden, with a sheltered patio area and mature lawn. The rear lane is accessible via a wooden gate.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

## Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

## Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## TENURE

To be confirmed by the Vendor's Solicitors



## Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

**AML REGULATIONS & PROOF OF FUNDING:** Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

## Energy Performance Certificate (EPC) graphs

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## Key features

- \* COUNCIL TAX BAND C, HOME REPORT ATTACHED
- \* SPACIOUS MID-TERRACED HOUSE
- \* 2 DOUBLE BEDROOMS
- \* SMART MODERN SHOWER ROOM
- \* MODERN FITTED DINING KITCHEN
- \* CONSERVATORY
- \* LOUNGE THROUGH DINING AREA
- \* DOUBLE GLAZING & GAS CENTRAL HEATING, GARDENS
- \* CAN BE SOLD WITH TENANT IN SITU - RENTAL APPROX 680-750PCM
- \* WALK-IN CONDITION

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Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we



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offer exceptional insight into a market characterized by its dynamism and competitiveness.

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Offering a superb variety property situated in the most desirable parts of Central and South Florida, including Orlando and Miami Beach, you can rely on us to help you find your perfect home.

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX6.888.077

