



## 4 bedroom, Maisonette for sale



### Στοιχεία μεσίτη

Όνομα:	Springbok Properties Nationwide
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Experience since:	2014
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+44 (800) 068-4015
Languages:	English
Site:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 279,237.14

### Τοποθεσία

Χώρα:	United Kingdom
Νομός/Περιοχή/Επαρχία:	Scotland
Πόλη:	Aberdeen
Διεύθυνση:	Balmoral Road
Ταχυδρομικός κωδικός:	AB10 6AL
Δημοσιεύθηκε:	01/04/2025

#### Περιγραφή:

The property has been INDEPENDENTLY VALUED at £225,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

NO CHAIN - VACANT PROPERTY. A bright and spacious duplex apartment with high ceilings, an ensuite shower room and residential parking. Not to be missed!

**\*\* HOME REPORT AVAILABLE BELOW TO DOWNLOAD\*\***

This bright and spacious duplex maisonette is located in Aberdeen with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

The property opens up on the ground floor with a welcoming entranceway and a staircase leading to the first floor.



The first floor briefly comprises an L-shaped lounge boasting high ceilings and plenty of natural light, a large modern fitted kitchen with space for dining, two bedrooms, of which the Master features an ensuite shower room, and a three-piece family bathroom with a tub-shower combination, a hand wash basin and a WC.

To the second floor is an inviting landing area through to two additional double bedrooms.

Externally, the property benefits from residential parking to the rear.

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 E, HOME REPORT ATTACHED
- \* TRADITIONAL DUPLEX APARTMENT
- \* 4 DOUBLE BEDROOMS
- \* MASTER EN-SUITE
- \* STYLISH FAMILY BATHROOM
- \* SPACIOUS LOUNGE TO DINING AREA
- \* MODERN FITTED KITCHEN
- \* DOUBLE GLAZING & GAS CENTRAL HEATING
- \* RESIDENTIAL PARKING TO THE REAR
- \* OUTSIDE SITTING AREA

## Pursuing Excellence in Your Search for Real Estate

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.

Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

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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.

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.762.584

