



## 4 bedroom, Maisonette for sale



### Info Agente

Nombre:	Springbok Properties Nationwide
Nombre empresa:	
País:	Reino Unido
Experience since:	2014
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 262,684.48

### Ubicación

País:	Reino Unido
Estado/Región/Provincia:	Escocia
Ciudad:	Aberdeen
Dirección:	Balmoral Road
Código postal:	AB10 6AL
Publicado:	01/04/2025

### Descripción:

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

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## 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

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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.

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

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.762.584

