



2 bedroom, Terraced House for sale



Information de l'agent

Nom:	Springbok Properties Nationwide
Nom de compagnie:	
Pays:	Royaume-Uni
Expérience since:	2014
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (800) 068-4015
Languages:	English
Site web:	https://www.springbokproperties.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 192,806.59

Location

Pays:	Royaume-Uni
État/Région/Province:	Ecosse
Ville:	Aberdeen
Adresse:	Ninian Place
Indicatif régional:	AB12 4QW
Soumis:	30/04/2025

Description:

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

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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 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



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.

Lease terms

Date Available:

Contact information

IMLIX ID:

IX6.888.077

