

Ground Floor Left, 14 Broomhill Road,
Aberdeen, AB10 6HS

Price Over
£110,000

 2  1  1   49 m² EPC D Council Tax Band C



Contact Solicitor


Aberdeen Considine
420-424 Union Street (Property),
Union St
Aberdeen
AB10 1TQ

01224 589589

PropShop@ACandCo.com

<http://www.ACandCo.com>



Features  Garden  On street parking

Description

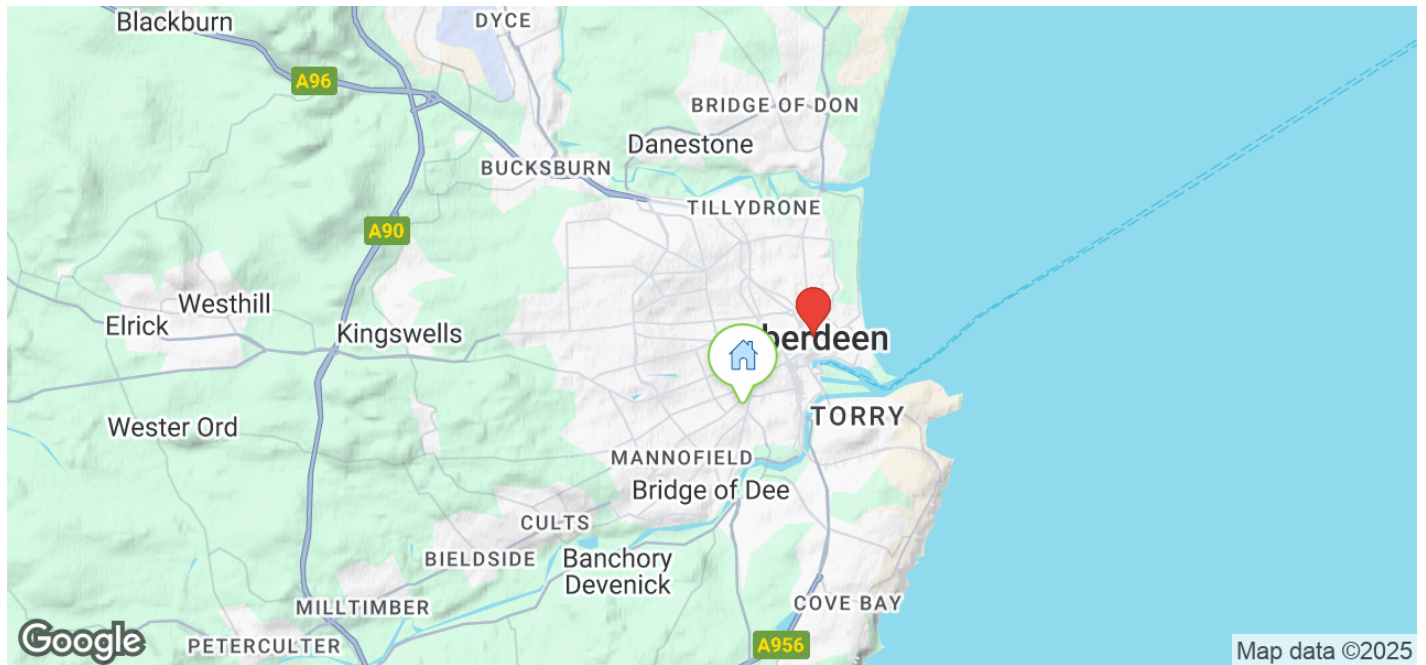
We are delighted to present to the market this immaculate **two-bedroom ground floor apartment**, situated in the highly sought-after Broomhill area. The property is well-equipped with double glazing and gas central heating throughout, ensuring a warm and comfortable living environment.

The accommodation is beautifully presented and begins with a welcoming entrance hall laid with wooden flooring, offering access to all rooms. The bright and airy lounge features a charming fireplace, creating a cosy and inviting space. The spacious dining kitchen overlooks the rear garden and is fitted with a variety of fixed units and integrated appliances, making it a highly functional and attractive area. The master bedroom lies parallel to the lounge and benefits from built-in storage, as well as offering ample space for additional furniture. The second bedroom also features excellent built-in storage and currently serves as a versatile home office and guest room. Completing the property is a sleek and modern bathroom, fitted with feature tiling, a three-piece suite, and an over-bath thermostatic shower.

Location The property is located in an area well served by local shops and public transport links. Being within easy walking distance of the city centre, residents can enjoy access to a wide range of

pubs, restaurants, leisure facilities, and other amenities. The Duthie Park, with its many attractions including the Winter Gardens, is situated nearby. The property is also conveniently located for Robert Gordon University's campus and Gray's School of Art at Garthdee. Most areas of the city are easily accessible via a variety of arterial routes, with the location being particularly convenient for those working in oil-related offices on the south side of Aberdeen.

This property has been meticulously maintained and upgraded by the current owner to an exceptional standard, making it truly move-in ready. Early viewing is highly recommended.



Accommodation comprises

Lounge: 3.67m x 3.77m (12' x 12'4") approx.

Kitchen: 2.84m x 2.96m (9'4" x 9'9") approx.

Bedroom: 1.79m x 3.39m (5'10" x 11'1") approx.

Bedroom: 2.54m x 3.77m (8'4" x 12'4") approx.

Bathroom: 1.48m x 1.49m (4'10" x 4'11") approx.

(Outside)

There is ample parking available, with a car park situated across the street and additional free on-street parking in the surrounding area. To the rear of the property, there is a low-maintenance garden, which is neatly finished with paving stones and granite chips, providing a practical and attractive outdoor space.

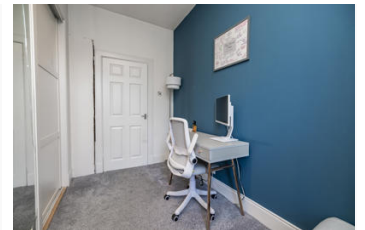
Floorplan



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Photo gallery



View this property here

<https://www.aspc.co.uk/search/property/430568/Ground-Floor-Left--14-Broomhill-Road/Aberdeen/>

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