



9 Brimmond Place, Aberdeen AB11 8EN

Offers over £74,950

TWO BEDROOM SELF CONTAINED GROUND FLOOR APARTMENT IN NEED OF SOME MODERNISATION AND UPGRADING, WITH GARDENS TO FRONT AND REAR

Stronachs

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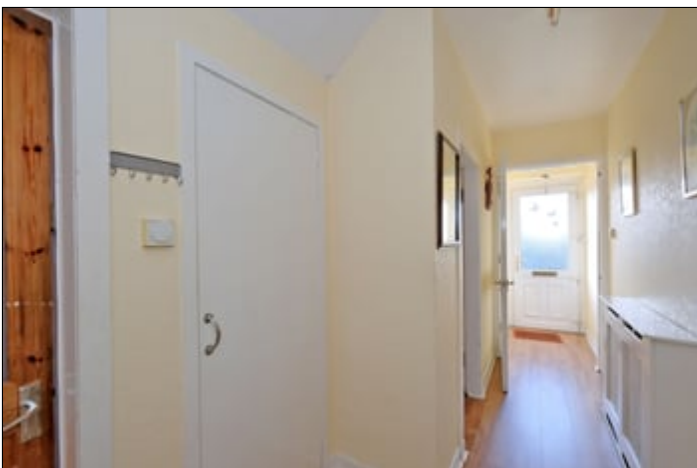
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM SELF CONTAINED GROUND FLOOR FLAT, forming part of a four flatted building within the Torry area of the City. Benefiting from gas central heating and full double glazing, the property is in need of some redecoration and modernisation throughout, but offers sizeable accommodation with great gardens. The accommodation comprises: Entrance Vestibule; Inner Hall; Lounge to front; Dining Kitchen to rear; two Double Bedrooms; and Wetroom. There is a summerhouse in the rear garden and store in the front garden, which has an electricity supply.

Torry is an established residential area of the City boasting a strong community spirit. Local amenities are varied and include primary schools, a range of shops serving everyday needs, leisure and recreational facilities including a challenging 18-hole golf course and swimming pool, community activities, and regular public transport. Secondary education is provided at Lochside Academy in Cove. There are pleasant walks along the River Dee, and picturesque woodland trails at nearby Tulloch Hill. Union Square with its wide choice of retail and leisure facilities, the bus and train stations, and City Centre are all within walking distance of the property.

ENTRANCE VESTIBULE AND HALL



Entered via part glazed upvc door to front, with part glazed door to Inner Hall. Laid with laminate which is continued through. Ceiling striplight and central heating radiator with fretwork cover. Telephone point. Large store with wall mounted coathooks.

LOUNGE 15' 5" X 10' 7" (4.70M X 3.23M)



Sizeable Lounge with picture window to front. Recessed flank either side of the chimney breast. Ceiling light fitting, central heating radiator and television point. Part glazed door leads to Dining Kitchen.

DINING KITCHEN 11' 6" X 10' 7" (3.51M X 3.23M)



Accessed from the Lounge, with further part glazed upvc door to the rear, leading to the garden. The Kitchen is fitted with a range of wall and base units with complementing work surfaces, with space for freezer, washing machine, fridge and dishwasher. The integrated oven and hob with extractor above are to remain. Inset sink and drainer below window overlooking the rear garden. Ceiling striplight and central heating radiator.

BEDROOM 1 14' 4" X 11' 2" (4.37M X 3.40M)



Generous Double Bedroom to the front of the property, with windows to both front and side and ample space for free standing furniture. Ceiling light fitting an central heating radiator. Built-in cupboard. Part glazed door to Hall.

BEDROOM 2 13' 3" X 10' 2" (4.04M X 3.10M)



Second large Double Bedroom situated to the rear of the property, with windows to both side and rear. Ceiling light fitting, central heating radiator, and part glazed door to Hall.

WETROOM



Partially aqua panelled and partially tiled, this room is fitted with a three piece comprising wash hand basin, toilet pedestal and shower area. Window to rear providing natural light. Wall mounted heater and heated ladder style towel radiator. Ceiling light fitting.

EXTERNAL



There are gardens to both the front and rear of the property. The garden to the front is laid mainly to lawn with surrounding hedge and area to sit out and enjoy the warmer weather. To the rear, there is a patio area immediately adjacent to the Kitchen, with garden shed. Steps lead to the lawn and drying green, with Summer House situated to the rear of the garden. There is an additional shed/store with electricity at the bottom of the front garden.

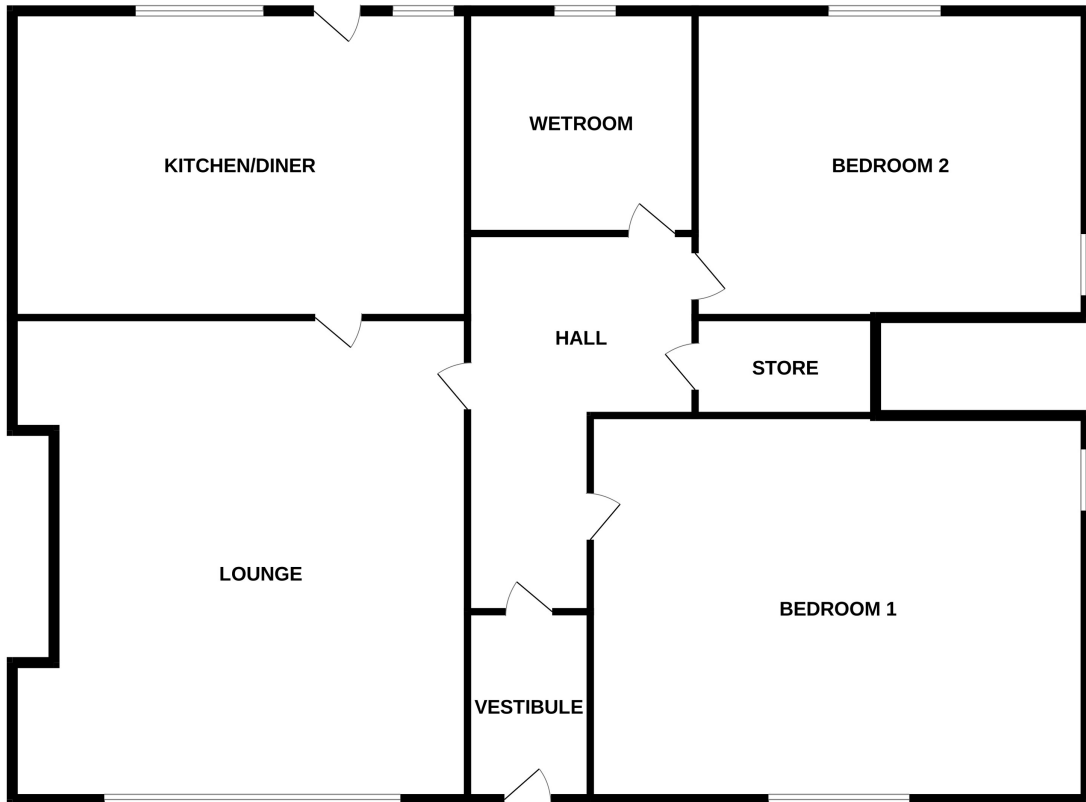
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Wetroom.

COUNCIL TAX BAND - B

EPC BANDING - D

9 BRIMMOND PLACE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs