



63 Balmoral Road, Aberdeen AB10 6AL

Offers over £214,500

SEMI DETACHED TWO BEDROOM DWELLINGHOUSE WITH SUBSTANTIAL LOWER  
GROUND FLOOR SPACE IDEAL FOR CONVERSION, ON OBTAINING ANY NECESSARY  
PLANNING PERMISSIONS

Stronachs

# 63 Balmoral Road, Aberdeen AB10 6AL

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this WELL PRESENTED TWO BEDROOM SEMI DETACHED DWELLINGHOUSE, set in a lovely residential street with superb lower ground floor space which is ripe for conversion. Benefitting from gas central heating and double glazing, the accommodation comprises, welcoming Sun Porch to side; Inner Hall; Lounge with bay window to front; Dining Kitchen and Shower Room on the ground floor. Two substantial Double Bedrooms complete the accommodation on the upper floor. There is off-street parking to the front of the property for two cars. Steps lead down to the fully enclosed rear garden and access to extensive lower ground floor space.

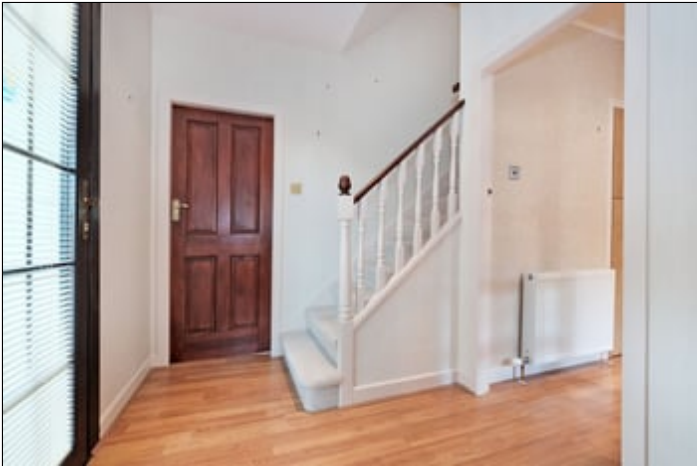
Balmoral Road enjoys easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools, and is also within walking distance of many of the city's private schools and nurseries. A good variety of local shops, walks and parks, restaurants and leisure facilities are close at hand. Aberdeen city centre, with its wealth of amenities, is only a short distance from the property and public transport to many parts of the city is regularly available nearby.

## SUN PORCH 11' 0" X 7' 3" (3.35M X 2.21M)



A super addition to the side of the property, with glazed door to front, and sliding glazed doors to the rear. Two wall lights, central heating radiator, and part glazed door to Inner Hall.

## INNER HALL



Laid with laminate flooring, carpeted stairs lead to the upper floor. Meter cupboard and alarm panel. Inset downlighters and central heating radiator.

## LOUNGE 16' 0" X 13' 0" (4.88M X 3.96M)



Spacious Lounge with bay window to the front of the property flooding the room with natural light. Electric coal effect fire with wooden surround, recesses flanking either side of the chimney breast. Television and telephone points. Inset downlighters and central heating radiator.

## DINING KITCHEN 11' 7" X 9' 3" (3.53M X 2.82M)



Accessed via Georgian door from the Hall and fitted with a modern range of wall and base units with splashback and complementing work surfaces. Inset sink and drainer below window to rear. The integrated appliances include fridge/freezer, oven, gas hob, extractor hood and dishwasher. Inset downlighters and central heating radiator. Large storage cupboard housing washing machine.

## SHOWER ROOM 6' 5" X 6' 2" (1.96M X 1.88M)



Partially aqua panelled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and shower cubicle. Ceiling light fitting and chrome ladder style radiator. Window to rear.

## UPPER FLOOR

Carpeted staircase from the Inner Hall to the upper floor landing. Ceiling light fitting and hatch to Loft space.

### BEDROOM 1 13' 6" X 11' 4" (4.11M X 3.45M)



Spacious Double Bedroom to the front of the property with large airing cupboard. Ceiling light fitting, central heating radiator, television and telephone points.

### BEDROOM 2 13' 6" X 9' 9" (4.11M X 2.97M)



Second Double Bedroom with a rear aspect looking over the garden. Ceiling light fitting and central heating radiator.

### LOWER GROUND FLOOR 27' 3" X 15' 0" (8.31M X 4.57M)



Accessed via upvc door from the garden, it is believed this extensive space could be converted to provide further accommodation, on obtaining any necessary Planning consents.

## EXTERNAL



The garden to the front of the property is mainly slabbed for ease of maintenance, with some mature plants and shrubs. There is space for parking for two cars.

To the rear, the fully enclosed garden is accessed via steps behind the property. There are a variety of mature shrubs and trees offering a riot of colour, and a number of patio areas from which to enjoy the warmer weather.

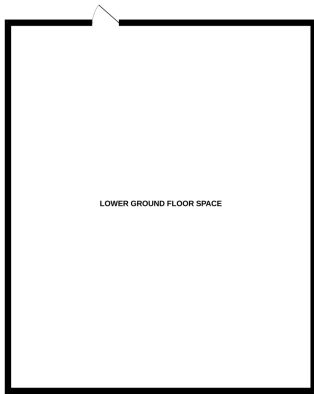
## EXTRAS

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 Shower Room.

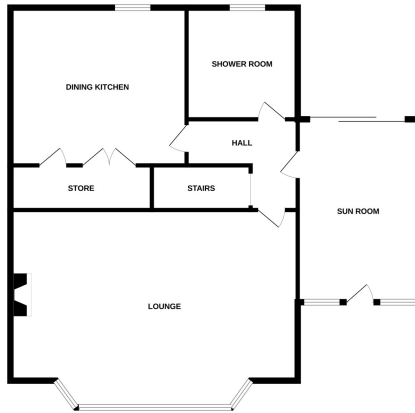
**COUNCIL TAX BAND - E**

**EPC BANDING - E**

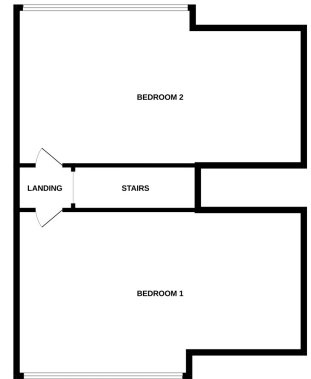
BASEMENT



GROUND FLOOR



1ST FLOOR



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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