

72 Broomhill Road

ABERDEEN, AB10 6HU



*A BRIGHT & AIRY PERIOD FLAT.
£50,000 BELOW HOME REPORT VALUE!*



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We are delighted to present to the market this immaculate three-bedroom ground-floor apartment, situated in the highly sought-after Broomhill area. This property has been maintained and upgraded by the current owner over a tenure of 40 plus years. The property is well-equipped with double glazing and gas central heating throughout, ensuring a warm and comfortable living environment. Early viewing is highly recommended, especially at the discounted price.

The accommodation is beautifully presented and begins with a welcoming vestibule to the hallway, which offers access to all rooms. The bright and airy lounge features a huge bay window which floods the room with natural light.

The Property



The spacious dining kitchen overlooks the rear garden and is fitted with a variety of wall and base-mounted units.





The spacious master bedroom lies parallel to the lounge and offers ample space for a multitude of furniture styles. There are two further bedrooms, one of which is currently being used as a home office.





Bedroom 2





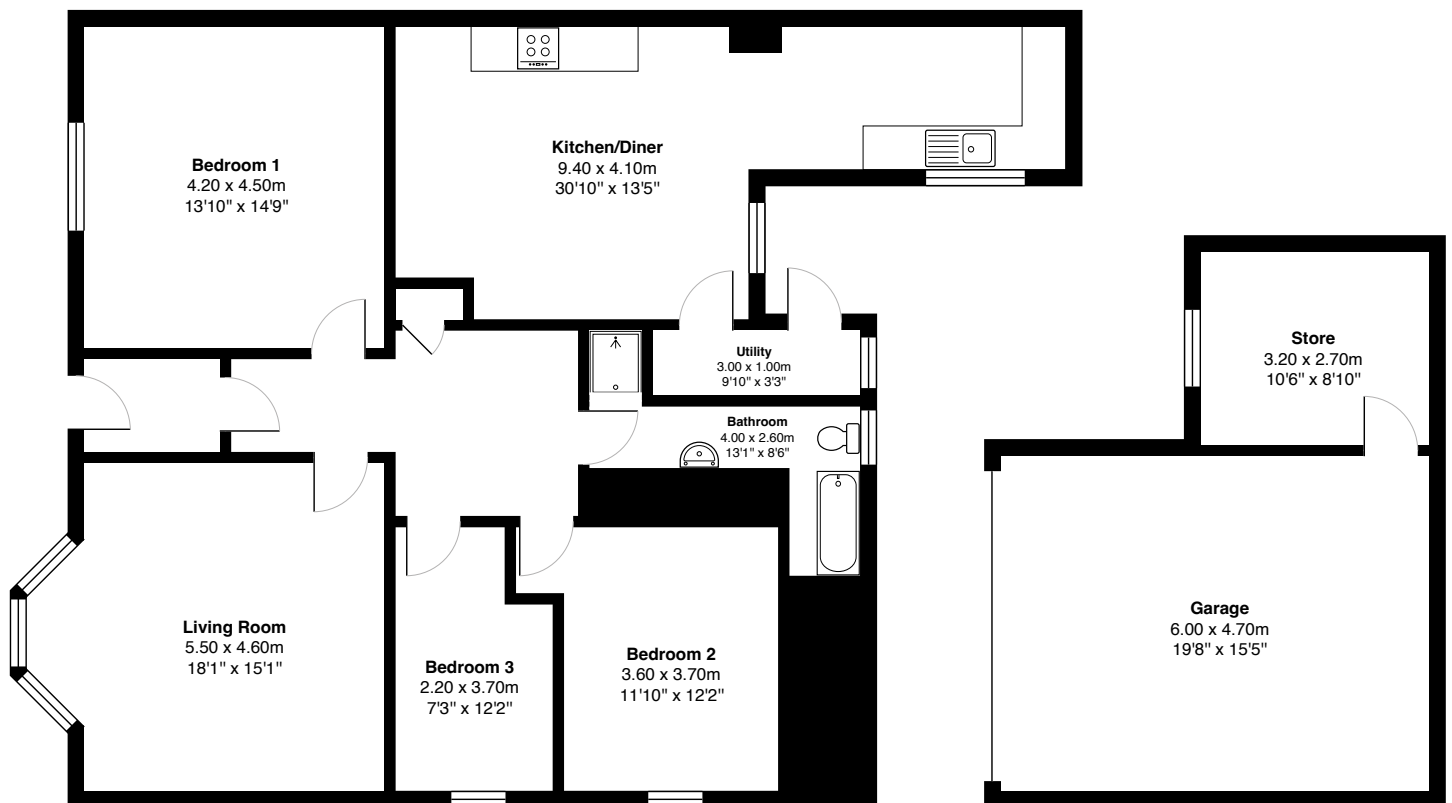
Bedroom 3





Completing the property is a four-piece family bathroom which has a separate shower, and access to the rear garden is from the utility room.





Gross internal floor area (m²): 116m²

EPC Rating: D



The front garden belongs to this apartment only, gated and bordered by a small granite wall and privet hedge laid to lawn with a central path. The rear communal garden is gated and bordered by a high perimeter wall, providing a safe environment for children and pets alike. Laid to lawn with each property owning a secured outbuilding and a share in the old wash house and drying attic.

The property is the sole owner of the very sought-after double garage with an adjacent workshop. The garage has power, light and water with an electric up-and-over door.

The Property

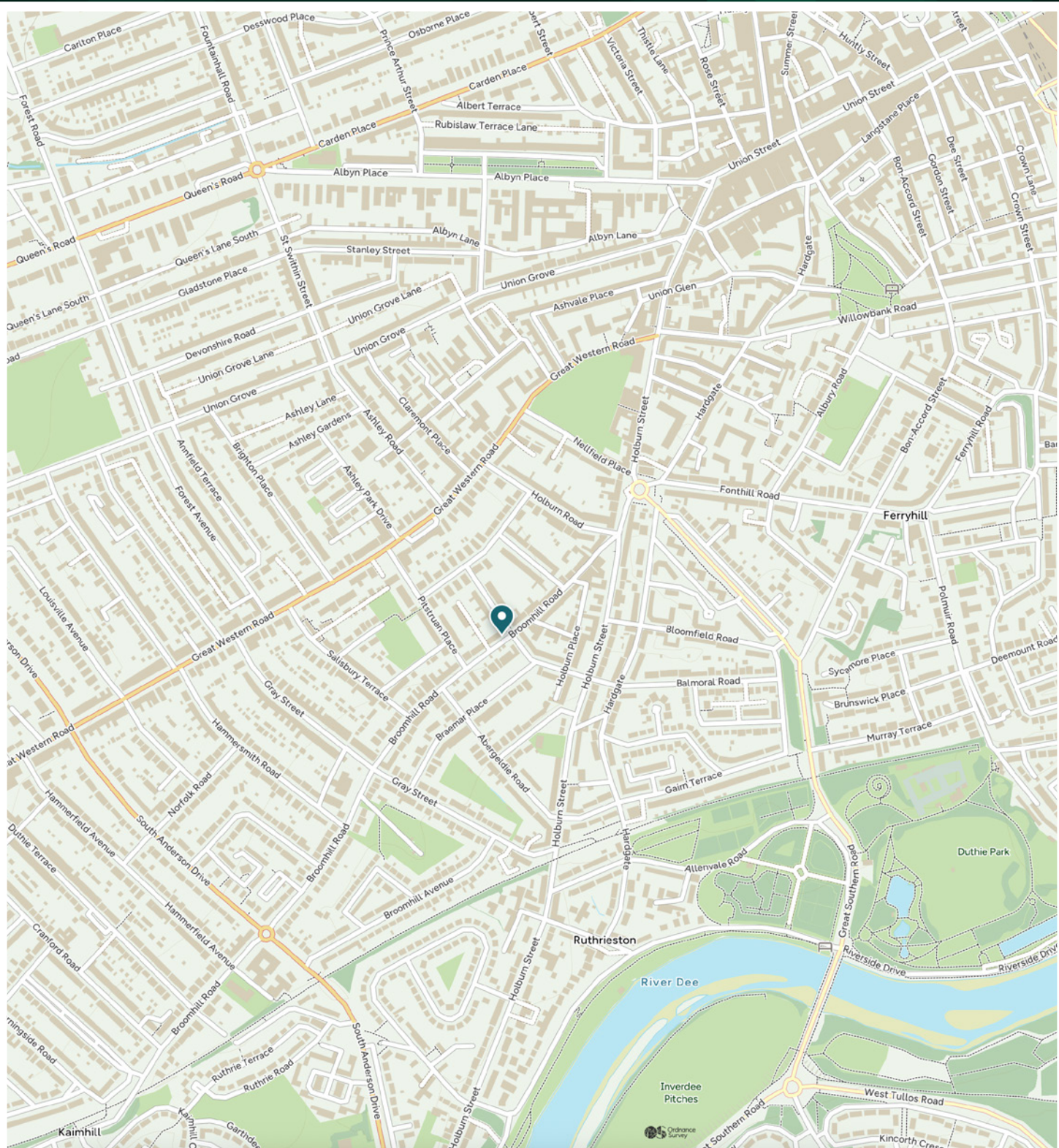


Broomhill Road is situated in the Southwest of Aberdeen, a desirable location with excellent access to main arterial routes. Consequently, all areas north and south of the city are easily accessible, particularly the industrial estates in Altens, Bridge of Don, and the oil-related offices on the south side of Aberdeen.

The area is well served by local shops and public transport links. The heart of Aberdeen City Centre is within easy walking distance, approximately 1 mile, providing all the amenities one would expect from modern-day city living. Locally, residents can enjoy access to a wide range of pubs, restaurants, leisure facilities, and other amenities. Duthie Park, with its many attractions including the Winter Gardens, is situated nearby.

The property is also conveniently located near reputable primary and secondary schools, with Robert Gordon University's Garthdee Campus, Aberdeen Royal Infirmary Complex and Gray's School of Art at Garthdee. The city offers further excellent Bus & Rail Service, and with National & International flights being provided from Dyce Airport. The main East Coast rail network operates through Aberdeen.

The Location



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Exchange
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THE SUNDAY TIMES
THE TIMES



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