



265 North Balnagask Road | Torry | Aberdeen | AB11 8LH

Two Bedroom Ground Floor Maisonette

**Offers Over £64,000**

Located in the popular Torry area of Aberdeen we offer for sale this spacious two bedroom ground floor maisonette which benefits from gas central heating and double glazing.

The property can be accessed from the rear of the building which leads you to the front door of the maisonette. As you enter into the hall on the right hand side is a well fitted kitchen featuring a good range of units, built in oven, hob and extractor hood with glass splash backing. Built in is a fridge, freezer and washing machine.

To the front of the building is the lounge/dining room which has two windows. On the upper floor are two double bedrooms with one having a dressing room with built in wardrobes. The bathroom has a three piece white suite with shower over the bath.

To the rear of the property is a drying green.

Lounge / Dining Room  
16'5" x 11" (5.01m x 3.35m) approx.

Kitchen  
9'9" x 8'6" (2.97m x 2.59m) approx.

Bedroom  
9'9" x 9'9" (2.97m x 2.97m) approx.

Dressing Room  
7'1" x 4" (2.16m x 1.22m) approx.

Bedroom  
14'6" x 9'7" (4.42m x 2.92m) approx.

Bathroom  
6'6" x 5'5" (1.98m x 1.65m) approx.

Gas Central Heating

Double Glazing

EPC Band C

To be included in the sale price are all fitted floor coverings, blinds, light fittings and kitchen white goods.



**Lounge / Dining Room**



**Lounge / Dining Room**



**Kitchen**



**Kitchen**



**Bedroom**



**Bedroom**

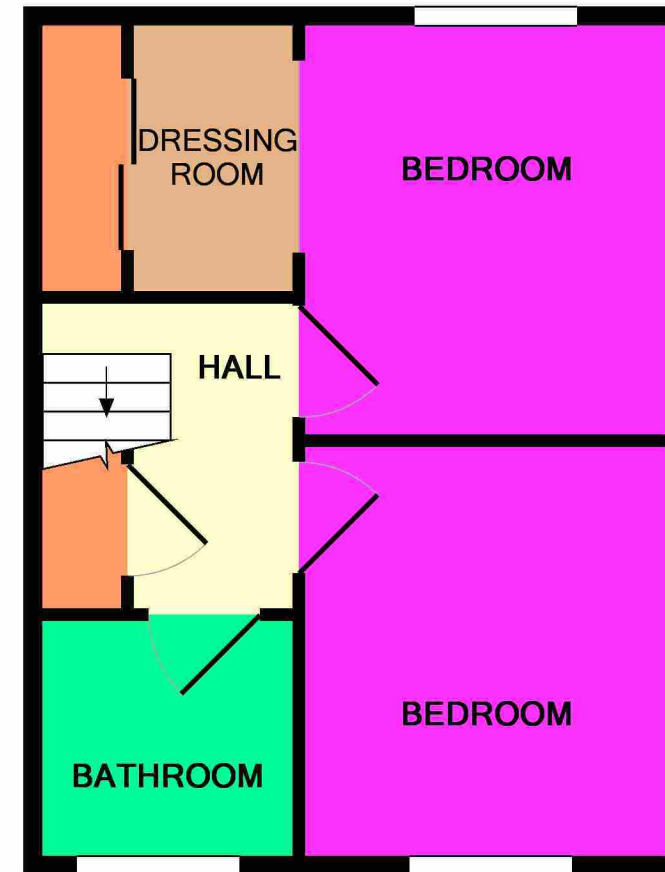
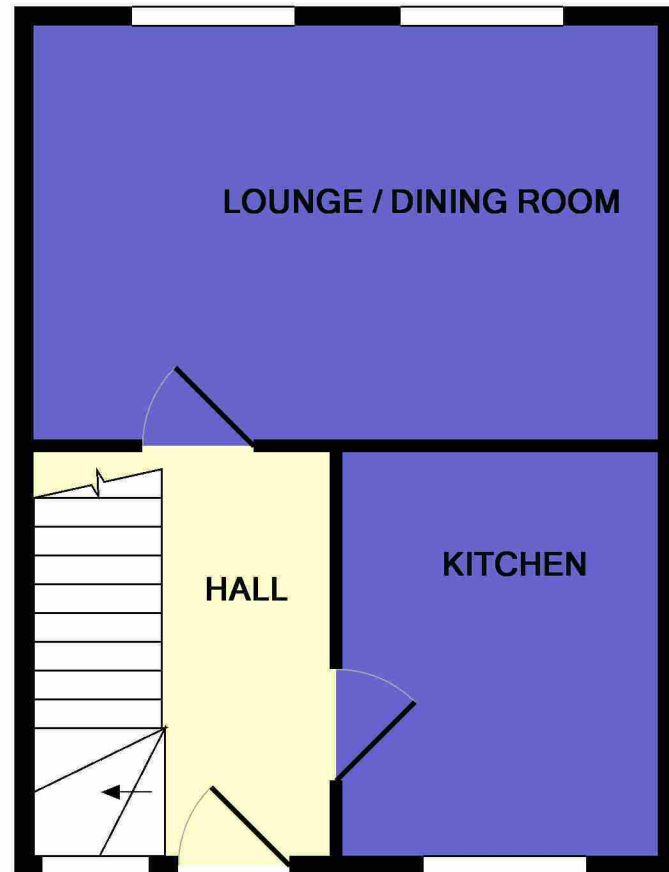




**Bathroom**



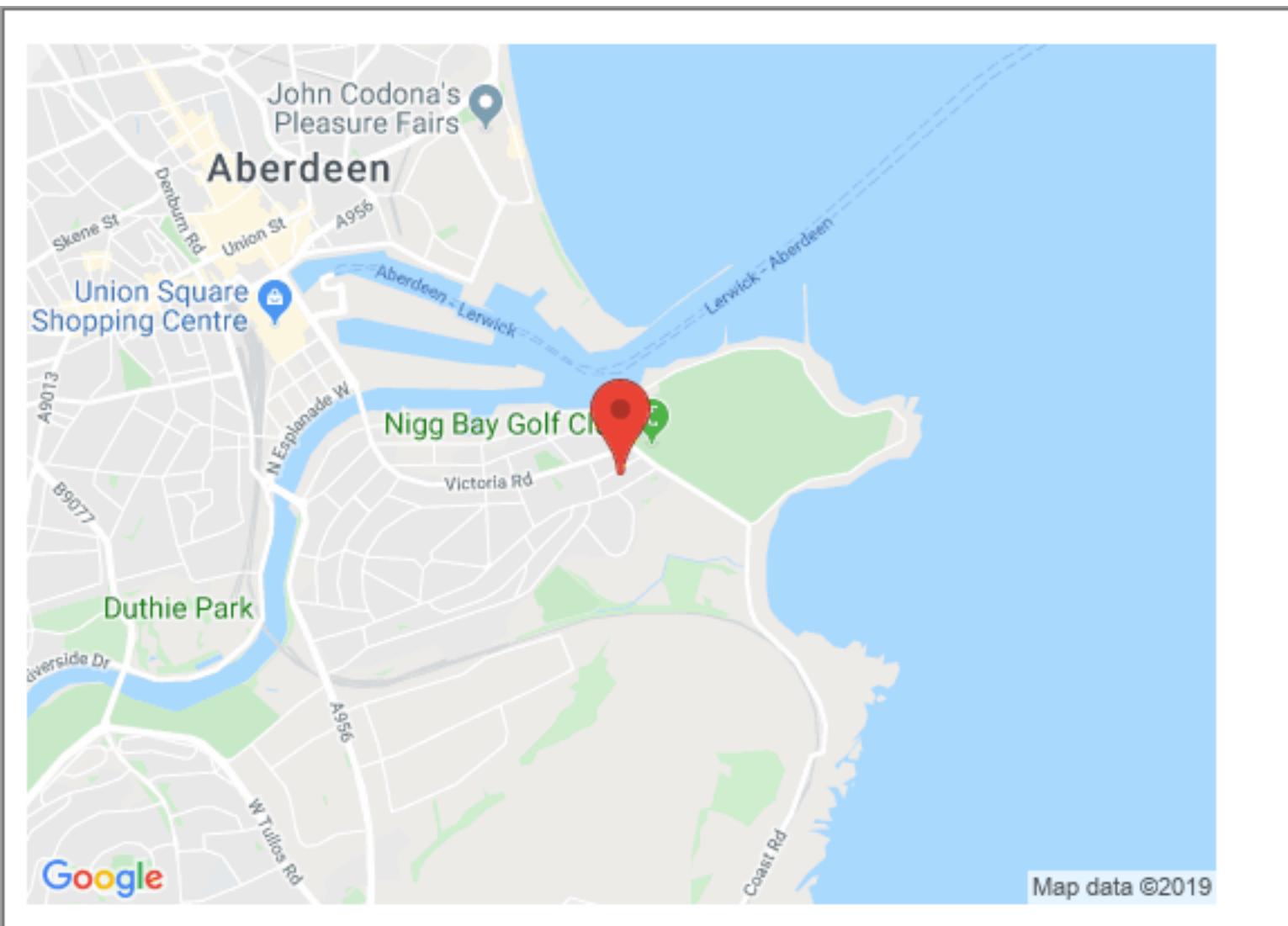
**Drying Green**



**Floorplan**

Viewing By Appointment Telephone 07437 019321 or By Arrangement with Ledingham Chalmers on 01224 632500

**Property location**



**Directions:**

On entering Torry over the Queen Elizabeth Bridge proceed straight ahead onto Victoria Road. Continue a good distance along and turn right onto Baxter Place then first left onto North Balnagask Road and no 265 is located on the left. Access to this property is best if you continue past the building and turn left, follow the path which leads to access door of No 265.

**Location:**

Torry is particularly convenient for the oil and commercial centres at Altens and Tullos. The area is well served by local amenities and good public transport for commuting to most parts of the city. The main routes North and South of the city are also easily reached from this location.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.