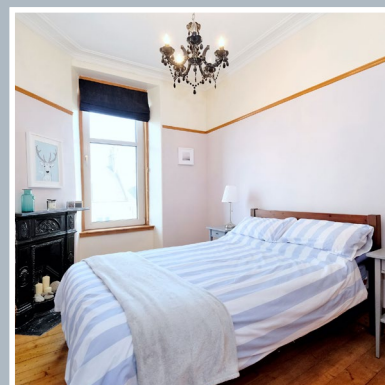




# 49 Balmoral Place

Aberdeen AB10 6HQ



mackinnons  
solicitors

49 Balmoral Place is a charming two bedroom top floor flat located in a well maintained traditional granite building within walking distance of the City Centre.

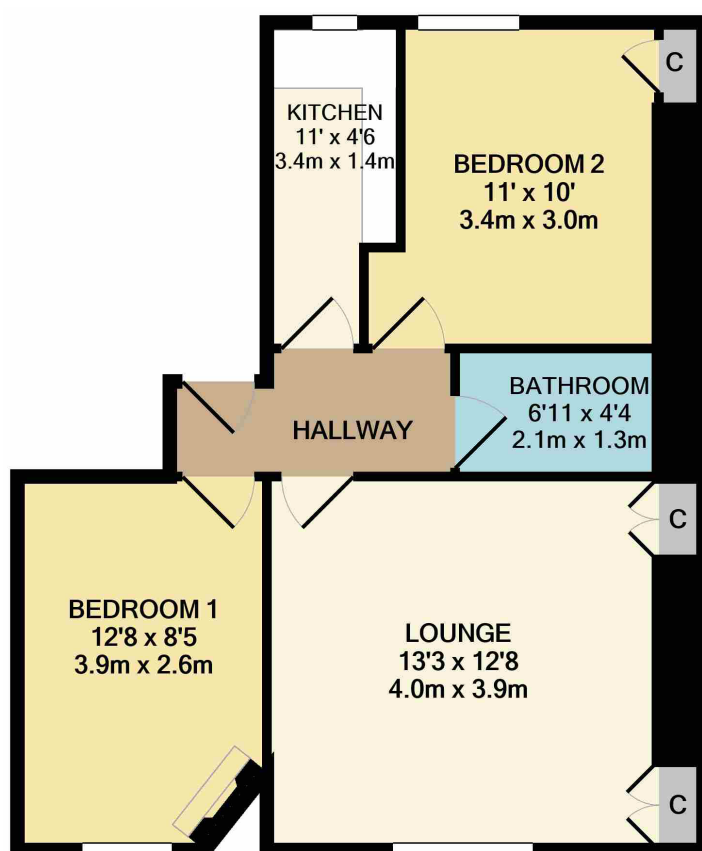
The accommodation comprises: Entrance hallway with high level wall mounted electric and gas meter. Spacious lounge with solid wood flooring and feature fireplace with cast iron hearth, slate base and ornate tiles. Galley style kitchen is fitted with wood effect and frosted glass base and wall mounted units, complimenting worktops, stainless steel sink and tiled splashback. Integrated ceramic hob, extractor fan, electric oven, under counter washing machine and fridge.

There are two double bedrooms. Three piece white bathroom suite comprises of bath with mains shower over, wash hand basin and WC.

The property further benefits from a shared loft and shared cupboard on the half landing. Outside there is a shared outhouse and exclusive outhouse, communal drying green and on street parking.

- ??
- ??

- ??
- ??



N.B. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

## Terms

**Council Tax**  
Band C

**EPC**  
Band ?

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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