



## 3 bedroom, Maisonette for sale



### Information de l'agent

Nom:	Springbok Properties Nationwide
Nom de compagnie:	
Pays:	Royaume-Uni
Expérience since:	2014
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (800) 068-4015
Languages:	English
Site web:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	GBP 90,000

### Location

Pays:	Royaume-Uni
Adresse:	Gallowgate
Indicatif régional:	AB25 1DX
Soumis:	25/11/2024

### Description:

The property has been **INDEPENDENTLY VALUED** at £110,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

**ATTRACTIVELY PRICED - FREEHOLD - Investment Or Project Opportunity - COUNCIL TAX BAND B - Three Generously Sized Bedrooms - Wet Room Design - Prime Location - Close To Local Amenities & Schools -Excellent Transport & Road Links - Allocated Parking - Double Glazing & Central Heating - Viewing Advised** This well-placed three bed maisonette offers ample opportunity for the right buyer to add to its value. Put your own personal stamp on a property with considerable potential right in the heart of the city of Aberdeen.

Not only does each of its spaces present a superb prospect for those in search of a project, but the property also sits in a highly desirable location, within easy reach of a wide range of local amenities - including schools, shopping facilities, hospitality establishments and nearby local hospitals.

The local area offers excellent transport links with the A90 motorway, local bus routes and train station right on the doorstep.



Internally, the property opens to a welcoming entrance hallway, leading to a bright and spacious lounge room. Just through the lounge leads to a practical fitted kitchen.

The staircase begins in the hallway and leads to the first floor with a small landing area where three good-sized bedrooms are accessible. The attractive bathroom, which can be found to the first floor, features a wetroom design.

Externally, the accommodation offers off-road parking. As this property requires a considerable amount of updating/redecorating, we strongly advise that interested parties arrange at least one in-person internal viewing prior to making an offer.

Springbok Properties' innovative Premium Fast Sale Plus is a secure and straightforward way to buy this property. Here are the benefits for you:

- o Works like a normal sale with a few security measures for both parties
- o Focuses on speed
- o Realistically priced properties
- o Buy it now option available - speak to our advisor today
- o Reduces chances of fall-throughs & drastically reduce timescales for exchange
- o No risk of being gazumped
- o Focus and motivation on both sides

For Sale by Springbok Properties' using our "Buyer-Friendly" Premium Fast Sale Plus, which puts you in the driving seat thanks to Springbok's fast and secure way of buying.

Our sellers are motivated and willing to price their properties competitively in order to ensure a fast and secure sale.

You can now secure the sale with a reservation deposit of £2,500, this forms part of the final purchase price. It is NOT an extra cost.

An administration fee of £396 draws up an exclusive legally binding contract between the buyer and seller giving the buyer exclusive rights to purchase within a given timeframe.

Paying the reservation deposit ensures that the seller takes their property off the market as soon as the sale is agreed and reserves it exclusively for you, eliminating gazumping and helps you avoid losing money and wasting time which most buyers like you may face with the traditional estate agent's approach.



You get a fixed exclusivity period (approximately 8 weeks) in which you can arrange surveys and prepare to exchange contracts, safe in the knowledge that you will not be gazumped by another buyer.

STEP 1 - Register your interest

STEP 2 - Sort out your finances

STEP 3 - Arrange a viewing

STEP 4 - Make an offer

STEP 5 - Secure your sale using our buy and secure it now system

STEP 6 - Exchange and completion

Don't miss out on this realistically priced property; call us today for further information and to arrange a viewing.

Please note this is a realistically priced property and is likely going to create a fair amount of buying interest to achieve a faster sale. If you're interested in buying this property, we'd urge you to contact us immediately to avoid losing out.

Springbok Properties' innovative Premium Fast Sale Plus is a secure and straightforward way to buy this property.

We highly recommend early viewing as this property is priced relatively low and is likely to generate significant interest.

Please call us now to book an appointment.

Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

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## Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## TENURE

To be confirmed by the Vendor's Solicitors

## Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

**AML REGULATIONS & PROOF OF FUNDING:** Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

## Energy Performance Certificate (EPC) graphs

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[View EPC for this property](#)

[See full size version online](#)

[View EPC for this property](#)



## Key features

- \* FREEHOLD
- \* Investment Or Project Opportunity
- \* Three Generously Sized Bedrooms
- \* Wet Room Design
- \* Prime Location
- \* Close To Local Amenities & Schools
- \* Excellent Transport & Road Links
- \* Allocated Parking
- \* Double Glazing & Central Heating
- \* Viewing Advised

## Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.

Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

Whether your venture into premium real estate concerns a primary home, a vacation home or an investment opportunity, our boutique consultancy can help guide you through each of these areas.

## Florida's Finest Investment Properties

Although our real estate expertise expands across multiple locations throughout the US, Florida remains to be our speciality. Over the years, we have built a extensive portfolio of luxury Floridian residences, enabling us to establish ourselves as one of the country's leading vendors of high-end, Florida investment properties.

Offering a superb variety property situated in the most desirable parts of Central and South Florida, including Orlando and Miami Beach, you can rely on us to help you find your perfect home.

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.414.387



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