

## Perkhill Road, Banchory, AB31

**£75,000**

Fixed Price

**Tenure:** Freehold, **Bedrooms:** 1

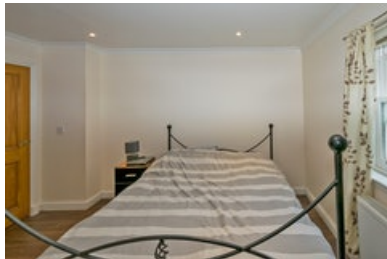
Housesimple is pleased to present to the market this 1 Bed ground floor flat for sale in lumphanan £10000 below valuation This property consists of a kitchen/Lounge, separate bedroom with large storage cupboard and family bathroom. Flooring redone in the bedroom to laminate Halog

### Key features:

- Ground Floor Flat
- Local Schools and Amenities

## Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band A (£84.00 per-month)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Off Street Parking



Housesimple is pleased to present to the market this 1 Bed ground floor flat for sale in lumphanan £10000 below valuation

This property consists of a kitchen/Lounge, separate bedroom with large storage cupboard and family bathroom.

Flooring redone in the bedroom to laminate

Halogen lights all changed out to led

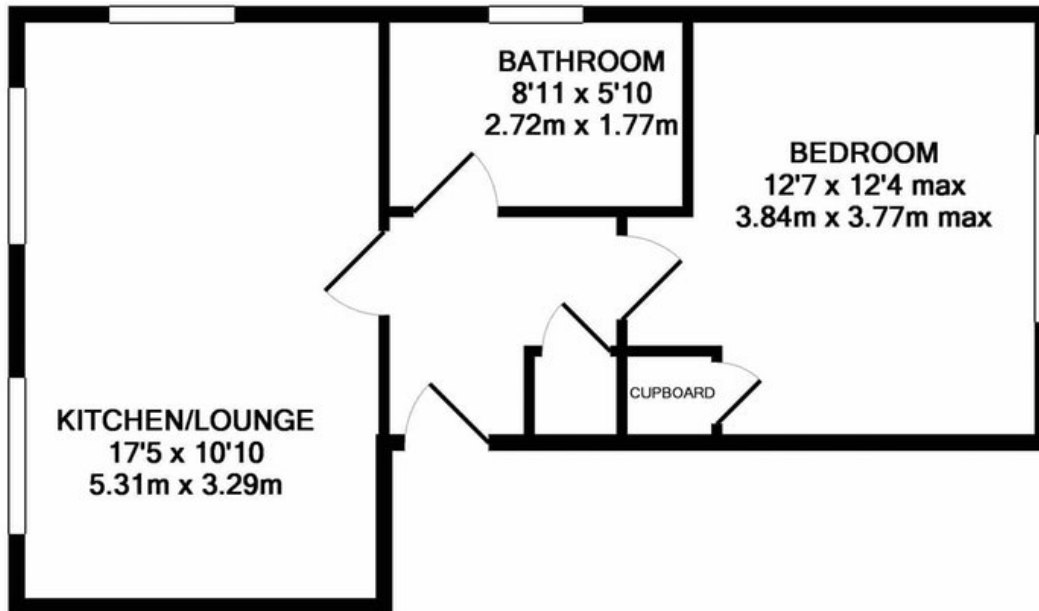
Economical Electric central heating which goes off when temperature is reached with separate water heating

Washing machine,tumble drier and fridge will be removed

Further benefits include off street parking.

Contact Housesimple today to arrange a viewing

**Floor plan:**



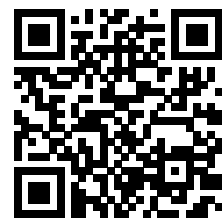
TOTAL APPROX. FLOOR AREA 432 SQ.FT. (40.1 SQ.M.)

## Energy Performance Certificate:

**THIS PROPERTY DOES NOT REQUIRE AN EPC**

### **MISREPRESENTATION ACT, 1967.**

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