

**53 Roslin Place,
Aberdeen, AB24 5BL**

**Price Over
£130,000**

ASPC ref : 347205

 2  1  1 58 m² EPC  Council Tax Band 



Arrange a viewing

 **01224 646565**
(Burnett & Reid LLP)

Burnett & Reid LLP

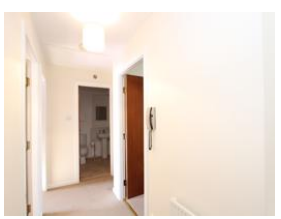
15 Golden Square (Property)
Aberdeen
AB10 1WF

Email:

property@burnett-reid.co.uk

Website:

<http://www.burnett-reid.co.uk>



Property features:

 Central heating	 Parking
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We are delighted to offer for sale this **SPACIOUS TWO BEDROOM SECOND FLOOR FLAT**. The property is well-presented and has been finished to a high standard throughout. The spacious lounge is situated to the front of the property and is flooded with natural light through the twin full height windows. A door leads through to the good size dining kitchen, fitted with a range of wall and base units, a front facing window and space for a dining table. There are two double bedrooms, both of which boast built in wardrobes and space for free standing furniture. The accommodation is completed by a beautiful newly fitted bathroom. The property has full gas central heating which benefits from a new boiler, full double glazing and is protected by a security entry system. Included in the sale price are all floor coverings, curtains, blinds and light fittings, together with the white goods in the kitchen and all items of furniture. This property would make an ideal first time buy or buy to let opportunity.

Roslin Place is close to Aberdeen University, Aberdeen College and is within walking distance of the City Centre itself. Also within easy reach are an excellent range of shops and other local amenities. Roslin Place is located close to Aberdeen beach with all of its attractions. The Beach Leisure Centre, King's Links golf course and Satrosphere science centre are also only a short walk away. All parts of the City

are easily accessible via good road links and a variety of bus routes operate nearby.

DIRECTIONS: From the centre of Aberdeen, travel eastwards along Union Street. At the end of the road turn left into King Street. At the first traffic light junction turn right and continue to the roundabout. Take the first exit into Park Street. At the mini roundabout take the fourth exit into Roslin Place. No 53 is located a short distance along on the right hand side.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY: Hardwood exterior door. Storage cupboard housing gas meter and fitted with shelving. Low level cupboard housing electrics. Smoke detector. Security entry handset. Light Fitting. Radiator.

LOUNGE: 14'2" x 13'6" approx. Bright and spacious room with front facing full height window which floods the room with natural light. Two TV points. Telephone point. Light fitting. Radiator.

DINING KITCHEN: 9'8" x 8'11" approx. Fitted with a range of wall and base units incorporating roll front worktops and splash back tiling. Stainless steel sink with taps and drainer. Whirlpool electric hob and oven with Whirlpool extractor hood over. Indesit automatic washing machine. Beko dishwasher. Beko fridge freezer. Central heating boiler. Vinyl tile effect flooring. Front facing window. Xpelair Fan. Space for dining if required. Light fitting. Radiator.

DOUBLE BEDROOM 1: 11'8" x 9'4" approx. Spacious double bedroom with a rear facing window. Built-in wardrobe fitted with mirrored sliding doors, hanging rail and shelf. Ample space for free standing furniture. Light fitting. Radiator.

DOUBLE BEDROOM 2: 11'3" x 8'5" approx. Well-proportioned bedroom with a rear facing window. Built-in wardrobe fitted with sliding doors, hanging rail and shelf. Space for free standing furniture. Light Fitting. Radiator.

BATHROOM: 7'2" x 6'3" approx. Newly fitted with a contemporary three piece white suite comprising w.c, wash hand basin and bath with shower over. Aqua paneling around bath and basin areas. Shaver Point. Extractor Fan. Vinyl tile effect flooring. Wall mounted mirror. Light fitting. Chrome ladder style radiator.

OUTSIDE: Landscaped grounds. Resident's car park. Bin Store. There is an appointed factor for the building at the cost of approximately £20 per month.

COUNCIL TAX: Band C

EPC BAND: Band C

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/347205/53-Roslin-Place/Aberdeen/>

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