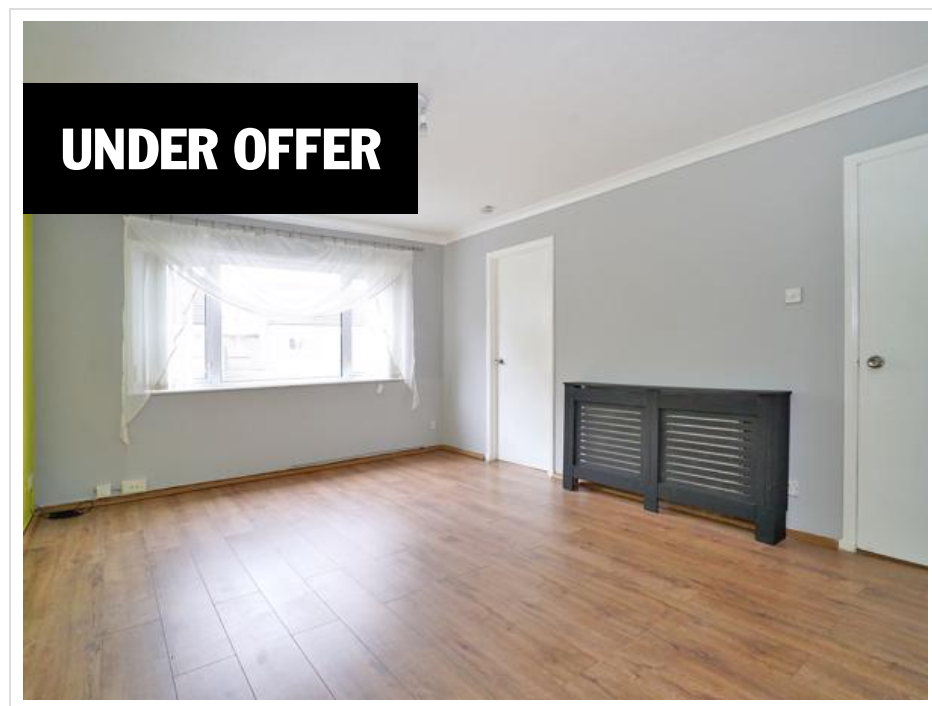


**26 Rousay Terrace,
Aberdeen, AB15 6HF**
**Price Over
£69,000**

ASPC ref : 381892

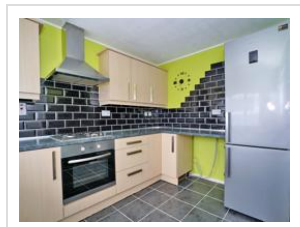
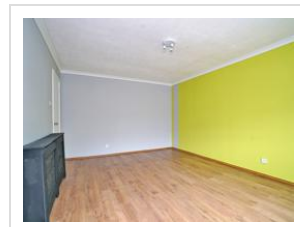
 2 1 1 65 m² EPC **C** Council Tax Band **B**

Arrange a viewing
07778 996638 or

07437 019321
01224-623400

(Alex Hutcheon + Co)

Alex Hutcheon + Co

 248 Union Street (Sales)
Aberdeen
AB10 1TN

Email:
mail@mortgageandproperty.co.uk
Website:
<http://www.mortgageandproperty.co.uk>

Property features:


We are pleased to offer for sale **THIS TWO BEDROOM TOP FLOOR FLAT** which is situated in a purpose built development in a popular established residential location off of the Lang Stracht. The flat offers the convenience of full Double Glazing and Gas Central Heating and will be sold with the benefit of the existing floor coverings, curtains, blinds, light fitments and the white goods in the Kitchen. The previous owner has maintained the flat to an immaculate condition and offers ready to move in accommodation with a spacious Lounge, a modern fully fitted Kitchen, two double Bedrooms and a Bathroom which has been fitted with a three piece suite.

Rousay Terrace is located within easy reach of an excellent range of immunities and all parts of the City are easily accessible. Excellent public transport facilities are available close by.

DIRECTIONS Travel West on Lang Stracht turning left onto Rousay Drive. Take the first right and then right again onto Rousay Terrace. Number 26 is located within a building on the left hand side of the development.

THE ACCOMMODATION COMPRISES:-

HALLWAY: Spacious entrance Hallway benefiting from a large shelved storage cupboard and a further built in cupboard. Hatch to loft space, ceiling light, ceramic tile flooring and wall mounted door entry handset.

LOUNGE: 15'5" x 10'9" approx. Well proportioned front facing Lounge with laminate wood flooring, fitted blinds, curtains and ceiling light.

KITCHEN: 11'3" x 7'4" approx. Located to the front, this modern fitted Kitchen is well equipped with a good range of base and wall units with co-ordinating slate effect work surfaces with inset stainless steel sink with mixer tap and stainless steel **Four Gas Burner Hob** with **Oven** below and **Extractor** above, **Fridge/Freezer**, **Dishwasher**, space for automatic washing machine, ceramic tile flooring and ceiling light.

DOUBLE BEDROOM: 11'3 x 10'10" approx. Good sized Double Bedroom enjoying a quiet rear aspect and benefiting from triple built in wardrobes with mirror sliding doors providing generous hanging and shelving facilities, fitted curtains and blinds, carpet tiles and ceiling light.

DOUBLE BEDROOM: 11'6" x 8'0" approx. Again facing to the rear, this spacious Double Bedroom has built in double wardrobes with hanging rail and shelf space, fitted blinds, carpet tiles and ceiling light

BATHROOM: Fully tiled modern Bathroom fitted with a white three piece suite comprising w.c and w.h.b on pedestal and bath with electric shower over and curved glazed shower screen, heated towel rail, ceiling light, deep sill window and usual small fitments.

OUTSIDE: The flat is situated in a substantial building served by Security Entry system. The entrance Hall and stairs are well lit, maintained and in excellent order. Usual mutalities including shared drying green to the rear.

PARKING: Parking Space with Lockable Post.

EPC BANDING: C

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

<https://www.aspc.co.uk/search/property/381892/26-Rousay-Terrace/Aberdeen/>

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