

grantsmith
LAW PRACTICE

10 Hosefield Road, Aberdeen AB15 5NB
£79,500 any reasonable offer

Property summary

We are delighted to offer for sale this immaculate **one bedroom top floor flat** forming part of a traditional end of terrace granite and slate tenement tucked away in the popular Mid Stocket area of the City.

The property is in first class order throughout, having recently been refurbished by the current owner and is fully double glazed with electric heating. The décor is smart and modern and complimented by the newly laid neutral carpeting in the Hall, Lounge and Double Bedroom and also the dark wood stained doors, skirtings and surrounds. The accommodation comprises welcoming L-shaped Entrance Hallway, bright and spacious Lounge with large front facing window, good sized Double Bedroom with rear facing window, well appointed Kitchen with a range of newly installed fixtures and fittings and appliances and the Shower Room with corner-set shower cubicle.

The tenement is well maintained, internally and externally, with entry monitored by a security entry system. Ample on-street parking is available. The property provides an excellent starter home or Buy-to-Let investment opportunity. All quality fitted floor coverings, curtains and kitchen appliances (where listed) are included in the sale.

Location Hosefield Road is located off Mid Stocket Road in the West End of the City within easy walking distance of the City Centre, Aberdeen Royal Infirmary and the Victoria and Westburn Parks. Good specialist shops are available at nearby Rosemount. A regular bus service to from the City Centre is available on Mid Stocket Road.

(Other information)

Ample on-street parking. Residents car parking permits are available from Aberdeen City Council.

(Other information)

Type: Flat

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: B

Ample on-street parking. Residents car parking permits are available from Aberdeen City Council.

Full details

Entrance Hallway: A welcoming L-shaped Entrance Hallway providing access to all rooms. Original panelled front door. Fitted carpet (newly laid and matching the Lounge and Double Bedroom). Double power point. Coathooks. Meter cupboard at high level. Electric heater. Security entry telephone. Ceiling downlighters.

Lounge: 4.57m x 3.83m (15’ x 12’7") approx. A bright and spacious “livingroom” with large front facing window. Curtains. Ceiling cornice. Feature Living Flame gas fire with marble hearth and inset and decorative wooden overmantel. Fitted carpet. Display cupboard with back-lighting. Further storage cupboard below. Wall lights. Picture lights. Ceiling downlighters. Electric heater. Ample power points. TV aerial point. Door to Hallway.

Kitchen: 2.74m x 1.82m (9’ x 6’) approx. Fitted with a range of recently installed modern base and eye level storage units with High Gloss white cabinets and contrasting dark granite effect worktops and wall boarding. Stainless steel sink and drainer with mixer tap. Newly installed CDA induction hob with oven below. Space for fridge/freezer. Space for washing machine. Small breakfast bar. Laminate flooring. Feature cupboard with stained glass door and back lighting. Ample power points. Ceiling downlighters. Complimentary unit lighting. Extractor fan. Door to Hallway.

Double Bedroom: 3.81m x 2.74m (12’6 x 9’) approx. A good sized double bedroom with rear facing window. Fitted carpet. Ceiling downlighters. Electric heater. Ample power points. TV aerial point. Door to Hallway.

Shower Room: Fitted with a modern white 2 piece suite. Corner-set aqua panelled shower cubicle with Mira Sport shower. Wash-hand basin recessed in vanity unit with storage cupboard below. Shaver point. Electric heated towel rail. Vinyl floor covering. Ceiling cornice. Ceiling downlighters. Extractor fan.

(Outside)

Shared storage cupboard on half landing. Shared wall garden to rear. Exclusive external coal cellar.

Type: Flat

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: B



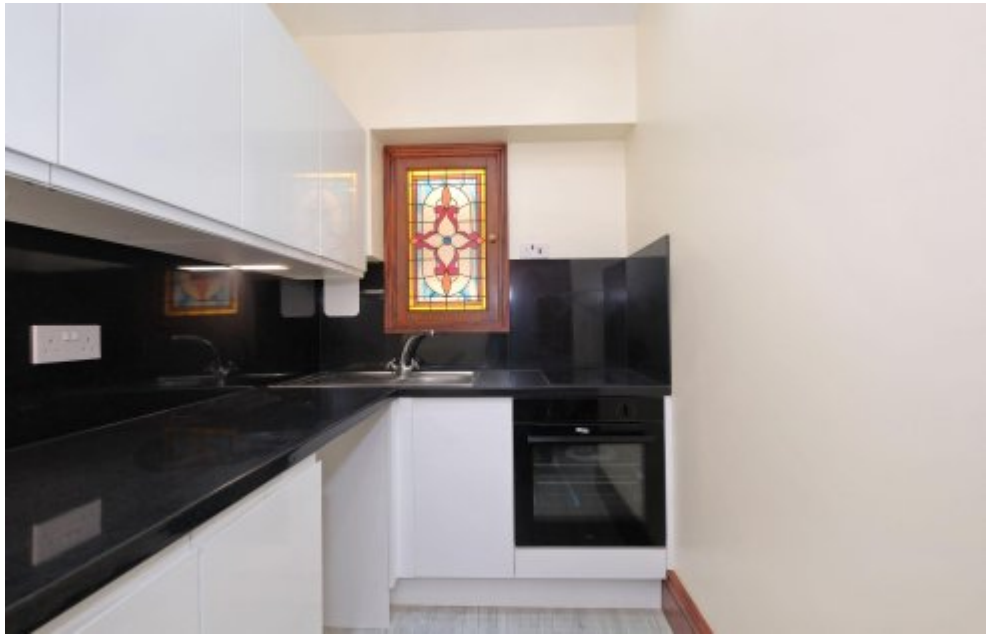












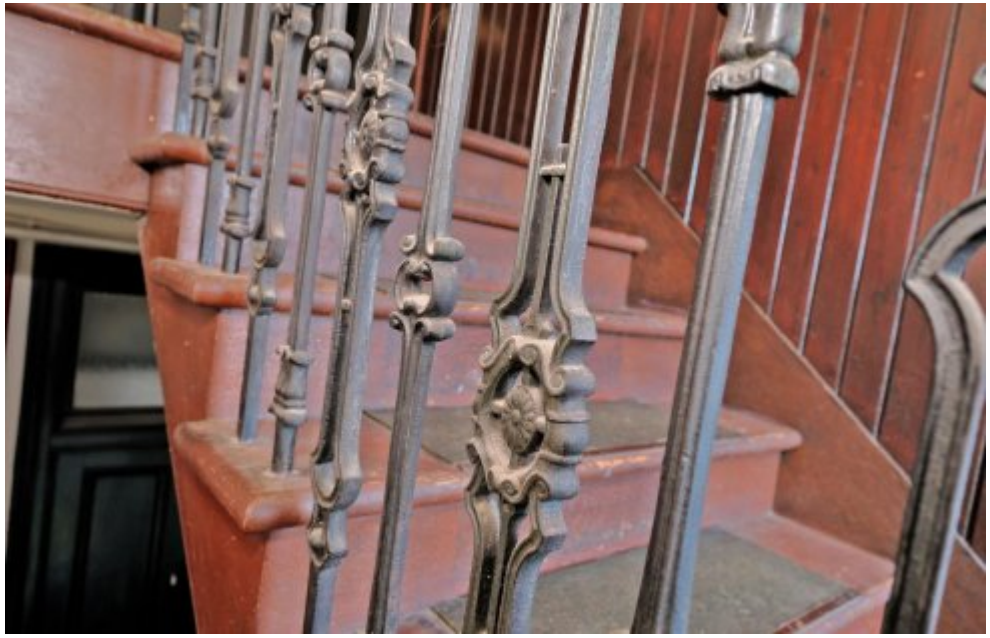
















Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

Call us
Aberdeen: 01224 621620
Turriff: 01888 562245
Banff: 01261 815678
Banff Meeting Rooms: 01261 815678
Buckie: 01542 831307
Elgin: 01343 544466

Follow us
Facebook
LinkedIn

Visit our website
www.grantsmithlaw.co.uk

grantsmith
LAW PRACTICE