



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)

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**Type:** Flat

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**Availability:** For Sale

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**Bedrooms:** 1

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Shared Garden

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**Council Tax Band:** B

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## 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.

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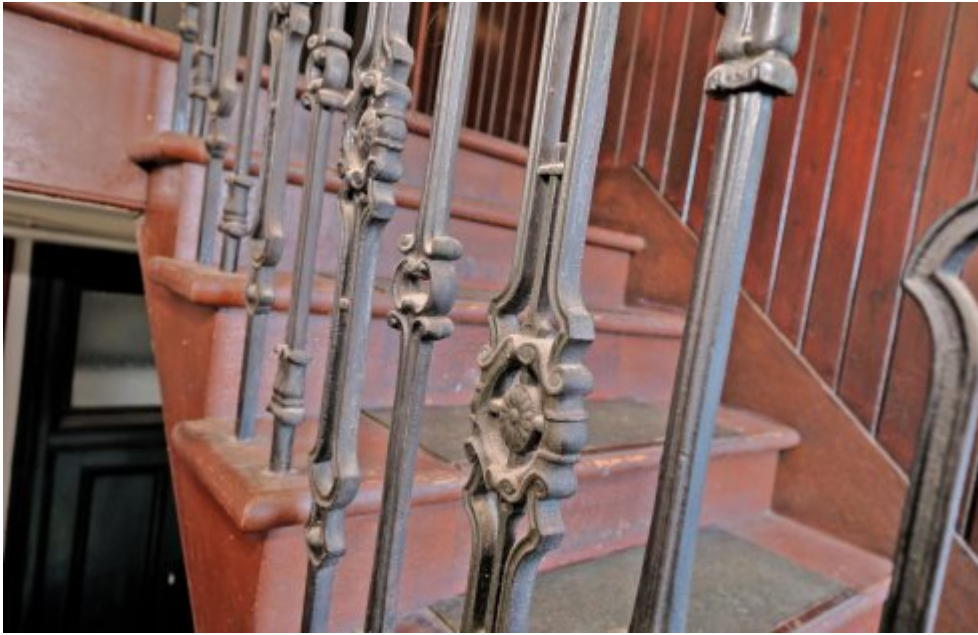
**Council Tax Band:** B

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

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