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LAW PRACTICE

Flat 26 Caroline Apartments, Forbes Street, Aberdeen, AB25 2WN

£129,000 offers over

Property summary

Forming part of a quality established modern residential development completed by Malcolm Allan Housebuilders, one of the areas foremost Developers, we are delighted to offer for sale this lovely **two bedroom top floor flat**. Presenting an ideal purchase for the first-time buyer or buy to let investor looking for a quality flat in a prime residential location close to Aberdeen University and the Foresterhill Hospital Complex, the property is ready to move into with the minimum of inconvenience, with the current owner having decorated the property throughout. The property benefits from the modern conveniences of gas central heating, double glazing, security entry system and superb storage facilities. The bright and airy accommodation comprises most welcoming Entrance Hallway with two built in cupboards, generously proportioned Lounge enjoying a peaceful aspect and fully fitted modern Dining Kitchen equipped with a range of wall and base mounted units with quality appliances. There are two excellent sized Double Bedrooms, both of which benefit from built in wardrobes. Completing the accommodation, the centrally located Family Bathroom is fitted with a white three-piece suite incorporating a shower over the bath.

Location Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within walking distance, along with lovely cafes and local craft shops. The city centre is some ten minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.

(Other Information)

Included in the price are all carpets, floorings, curtains, blinds, light fitments and white goods as detailed.

Leave Union Street via Rose Street, continuing across the traffic lights onto Esslemont Avenue. Turn right at the second set of traffic lights onto Rosemount Place. Continue along approx. 0.3miles and turn left onto Forbes Street. Caroline Apartments are located a short distance along on the left-hand side.

Full details

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Communal Parking

Council Tax Band: D

Hallway: 4.32m x 2.82m (14'2" x 9'3") approx. uPVC wood effect door opens into the spacious Hallway from the well-kempt communal hallway. Cupboard, with shelving, housing the electric circuit meter. Second cupboard with shelf. Laminate wood effect flooring. Single radiator. Two central light fitments. Security entrance phone. Hive heating control point. Open reach point. Access to insulated loft. Doors leading to all rooms.

Lounge: 5.18m x 3.53m (16'11" x 11'6") approx. Window, with curtains, with peaceful aspect. Laminate wood effect flooring. Double radiator. Central light fitment.

Dining Kitchen: 4.01m x 2.08m (13'1" x 6'9") approx. A glass panelled door opens into the Dining Kitchen. Ample green wall and base units with contrasting worktops and splash back tiling. Integrated Philips Whirlpool oven/grill and four ring gas hob with concealed extractor fan. Stainless steel sink and drainer with mixer tap. Wall mounted Worcester boiler. Window with roller blind. Vinyl tile effect flooring. Double radiator. Central light fitment. Candy fridge/freezer to remain.

Double Bedroom One: 3.86m x 2.8m (12'7" x 9'2") approx. Window with curtains. Fitted cupboard with hanging rail and shelving. Fitted carpet. Single radiator. Central light fitment.

Double Bedroom Two: 3.73m x 2.77m (12'2" x 9'1") approx. Window with curtains. Fitted cupboard with hanging rail and shelving. Fitted carpet. Single radiator. Central light fitment.

Family Bathroom: 2.18m x 1.73m (7'1" x 5'8") approx. White three-piece suite with WC and wash hand basin. Bath with wall mounted Mira Sport shower with glass shower screen. Aqua panelling to ceiling height at bath and shower. Vinyl flooring. Single radiator. Central light fitment. Medicine cabinet. Shaver point. Extractor fan. Usual fitments to remain.

(Outside)

The property is set within well maintained landscaped gardens and benefits from ample off-street parking in the resident’s car park.

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Bedrooms: 2

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Council Tax Band: D
































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