



grantsmith
LAW PRACTICE

Malvern, 18 Rosehill Drive, Aberdeen AB24 3JH
£198,000 under offer

Property summary

We are delighted to offer for sale this **three bedroom semi-detached granite property**, with single garage and off-street parking, situated in a popular residential area with local amenities nearby. In need of some refurbishment, the property has gas central heating, double glazing and an interlinked fire alarm system. The accommodation on offer comprises of an Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Rear Porch, a Double Bedroom and Shower Room on the ground floor, and on the upper floor, two Double Bedrooms. There is a Single Garage with a shared lock block driveway and space for two cars to park at the front. Externally the front and rear gardens have mature plants and bushes, with a large patio area to the rear.

Location Rosehill Drive is a well-established and popular residential area with a great number of local shops and amenities within walking distance. The hospital complex at Foresterhill is only 10 minutes' walk from the property as are Westburn and Victoria Parks with their wide-open spaces and recreational facilities. The city centre is some 10 minutes' drive from the property and regular public transport to this and many parts of the city is readily available including easy access to Anderson Drive and the business centres to the north and south of the city and Aberdeen International Airport.

(Other Information)

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

From the west end of Union Street turn right onto Alford Place and then right again into Rubislaw Place. Turn left at the T-junction at Waverly Place and continue straight along Albert Street which leads on to Craigie Loanings leading onto Westfield Road then Argyll Place and across Westburn Drive until the roundabout. At the roundabout take the second exit on the left on to Rosehill Drive and No 18 is ahead on the right-hand side.

Full details

(Ground Floor)

Entrance Vestibule: A wooden door with a glass panel opens into the Entrance Vestibule. Original tiled flooring with mat well. Low level cupboard housing the electric circuit meter. Door with glass panel leads into the L-shaped Hallway.

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

Hallway: Fitted carpet. Double radiator. Central light fitment. Doors leading to ground floor rooms.

Lounge: 4.37m x 3.96m (14'4" x 13') approx. Bay window, with curtains and vertical blinds, overlooking the front garden. Feature fireplace. Fitted cupboards in one of two alcoves. Fitted carpet. Double radiator. Picture rail. Central light fitment.

Dining Room: 4.27m x 3.71m (14' x 12'2") approx. Bay window with vertical blinds overlooking the front garden. Feature fireplace. Fitted carpet. Double radiator. Central light fitment.

Kitchen: 3.40m x 3.35m (11'2" x 11') approx. Ample wall and base units with contrasting worktops and splash back tiling. Ceramic sink and drainer with mixer tap. Potterton boiler housed in a low-level unit. Window with curtains to the rear. Vinyl flooring. Double radiator. Strip light. Glass panelled door leads into the Rear Porch. Free standing Bosh cooker with oven/grill and four ring hob and Hotpoint washing machine to remain.

Rear Porch: 2.08m x 1.22m (6'10" x 4') approx. Window with net curtain overlooking the rear garden. Central light fitment. Beko fridge freezer to remain. Composite door with glass panel opens out to the rear garden.

Double Bedroom One: 3.71m x 3.17m (12'2" x 10'5") approx. Window, with curtains and horizontal blinds, overlooking the rear garden. Fitted bedroom furniture. Fitted carpet. Double radiator. Central light fitment.

Shower Room: White two-piece suite with WC and wash hand basin set in a vanity unit. Walk-in shower with safety gate and wall mounted Mira Advance shower. Tiled to ceiling height at shower area and dado height at WC and wash hand basin. Frosted glass window with curtains. Vinyl tile effect flooring. White heated towel rail. Central light fitment. Usual fitments to remain.

(First Floor)

Upper Hallway: Fully carpeted stairs with wooden handle lead up to the Upper Hallway. Velux window. Large storage space with access to the eaves space. Fitted carpet. Central light fitment.

Double Bedroom Two: 4.98m x 4.57m (16'4" x 15') approx. Window with curtains overlooking the front garden. Fitted cupboard with hanging rail and shelving. Fitted carpet. Double radiator. Central light fitment.

Double Bedroom Three: 4.09m x 3.40m (13'5" x 11'2") approx. Velux window with curtain. Large storage space with access to the eaves space. Fitted carpet. Double radiator. Central light fitment.

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

(Outside)

Externally, the front garden has mature plants and bushes. The fully enclosed rear garden has a large patio area and mature plants and bushes. There is a door leads to the driveway and a door leads into the Single Garage.

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: E







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