



16 ROSLIN STREET  
ABERDEEN  
AB24 5NX

ONE BEDROOM  
GROUND FLOOR FLAT

ENTRANCE HALLWAY

LOUNGE

KITCHEN

DOUBLE BEDROOM

SHARED GARDEN

FULLY DOUBLE GLAZED

GAS CENTRAL HEATING

EPC BAND: D



Offers Over  
**£95,000**



**grantsmith**  
LAW PRACTICE

## DESCRIPTION

We are delighted to offer for sale this well presented ONE BEDROOM GROUND FLOOR FLAT forming part of a substantial granite and slate tenement close to the City Centre and Aberdeen Beach. The property has been extensively upgraded by the present owners to provide a spacious and comfortable home. The property is fully double glazed with gas fired central heating. An intruder alarm has been installed for added security. The décor is smart and modern and complimented by the choice of floor coverings and the natural wood doors, skirtings and surrounds. The accommodation comprises Entrance Hallway providing access to all rooms, well proportioned Lounge with large front facing window, good sized Double Bedroom with large cupboard/dressing room off, fully appointed Kitchen with a range of quality fixtures and appliances and central Bathroom with a modern 3 piece white suite and overbath shower. All room sizes are generous. The tenement is well maintained internally and externally with access monitored by a security entry system. The property provides an ideal starter home at an affordable price or alternatively excellent Buy to Let investment opportunity. All fitted floor coverings, curtains and blinds, kitchen appliances (where listed) are included in the sale. The existing furniture is also included.

The property is ideally located for Aberdeen City Centre, the University Campus at Old Aberdeen, Aberdeen Sports Village and the Beach, all of which are within easy walking distance. The ever-expanding beach area offers a range of retail, leisure and recreational facilities including the Patio Hotel, Asda Superstore, cinema, leisure centre and various restaurants and beach front cafes. Good local shops including a Morrisons Superstore and public transport facilities are available on nearby King Street. Ample on-street parking.

## DIRECTIONS

Travel down Union Street and continue onto King Street. Turn right at the traffic lights onto East North Street and at the roundabout take the first exit on the left into Park Street. Continue along Park Street and at the roundabout take the first exit onto Roslin Street. The property is located on the right hand side.

## VIEWING

By contacting the selling Solicitors

## ENTRANCE HALLWAY

A welcoming hallway providing access to all rooms. Medium oak laminate flooring. Hardwood front wood with security spyhole. Large

storage cupboard (with shelf). Shelved linen cupboard housing the hot water tank. Meter cupboard. Radiator. Ceiling spotlight track with 4 lights. Central heating timer. Central heating thermostat. Security entry telephone. Power point. Alarm panel.

## LOUNGE

15' x 12'

A well proportioned bright and spacious "livingroom" with large front facing window (in 2 sections). Vertical blinds. Medium oak laminate flooring. Deep alcove. Further arched alcove. Ceiling cornice. Wall mounted Living Flame effect electric fire. Ceiling light. Radiator. Ample power points. TV aerial point. Multi-pane door to Hallway.

## DOUBLE BEDROOM

15'4 x 11'9

Exceptionally spacious double bedroom with large rear facing window. Vertical blinds. Curtains. Fitted carpet. Ceiling cornice. Built-in wardrobe with hanging rails and shelving. Door to large cupboard/dressing area which houses the central heating boiler (recently installed) and also built-in shelving. Twin alcoves. Ample power points. Radiator. Ceiling light. Twin wall/bed lights.

## KITCHEN

12' x 7'7

The kitchen has recently been upgraded with modern base and eye level units with High Gloss cabinets, chrome handles and contrasting worktops. Matching wall boarding behind worktops. Stainless steel sink and drainer with mixer tap. CDA induction hob with chimney style extractor hood above. Integrated CDA electric oven and microwave. Integrated CDA fridge and freezer. Integrated dishwasher. Integrated CDA washing machine. Front facing window with vertical blinds. Dark slate effect laminate flooring. Ceiling cornice. Ceiling spotlight track with 4 lights. Twin downlighters. Complimentary unit lighting. Ample power points. Multi-pane door to Hallway.

## BATHROOM

7'9 x 5'4

Centrally located and fitted with a modern 3 piece white suite. Triton Cara shower over bath with full splashback tiling and shower screen. Opaque glass rear facing window with blind. Tile effect laminate flooring. Deep window sill. Large vanity wall mirror. Radiator. Ceiling spotlight cluster with 4 lights. Usual fittings.

## OUTSIDE

Exclusive store adjacent to back door of tenement. To the rear of the tenement there is a communal garden and drying green which in turn backs onto amenity land with mature trees. Off-street parking available at the rear of the tenement.



Amicable House  
252 Union Street  
Aberdeen  
AB10 1TN  
† 01224 621620  
f 01224 622621

The Old Bank Buildings  
Balmellie Street  
Turriff  
AB53 4DW  
† 01888 562245  
f 01888 563590

25 High Street  
Banff  
Aberdeenshire  
AB45 1AN  
† 01261 815678  
f 01261 818825

16 East Church Street  
Buckie  
Moray  
AB56 1AE  
† 01542 831307  
f 01542 833856