



65 Rose Street, GFL,
Aberdeen, AB10 1UH

Offers Over £59,000
£6,000 below market value
(as at 17/02/2025)

peterkins



65 Rose Street, GFL,
Aberdeen, AB10 1UH

**** £6,000 BELOW MARKET VALUE (AS AT 17/02/2025) ****

Offers Over £59,000

- Centrally Located Ground Floor Flat
- Ideal Purchase for a First-Time Buyer or Buy-To-Let Investor
- Open Plan Living Room & Kitchen with Appliances
- One Double Bedroom
- Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Two Exclusive Stores
- Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
on (01224) 428100

Graham 07580025194
Ann 07972142420

Ref: 39918/3

EPC: D

Description:

We are delighted to offer for sale this centrally located **one bedroom ground floor flat** which forms part of a traditional granite building within the heart of the City Centre. The property boasts fresh neutral décor and would make an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; open living room and kitchen with appliances; one double bedroom; shower room. Outside there is on street permit parking, two exclusive stores and a shared garden to the rear of the building. The property benefits from a security door entry system, gas central heating system and double glazing. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Rose Street enjoys a particularly central location, only a two-minute walk from Union Street, where a public transport service allows quick and easy access to all parts of the city including Aberdeen University and the RGU campus at Garthdee. Amenities close by include an excellent variety of restaurants, shopping facilities, cinemas, His Majesty's Theatre and private health clubs. Union Square, Aberdeen railway station and bus depot are also within walking distance of the property.

Directions:

From the West End of Union Street turn right onto Rose Street. Follow the road and the property is situated on the left hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The well maintained communal entrance is accessed via a security door entry system and has a staircase leading to all floors.

Hallway:

A hardwood exterior door gives access to the hallway; high level electricity and gas meter cupboards; built-in high level storage cupboard; wall mounted security door entry handset; tall modern radiator; smoke detector; ceiling light fitting; laminate flooring.

Open Plan Living Room & Kitchen: 19'3 x 13'8 (5.86 x 4.16m) approx. at widest points.

The bright and airy living area has a window to the front of the property fitted with a "Day to Night" blind; built-in shelved storage cupboard with a further built-in high level storage cupboard above; shelved alcove; radiator; floating shelves; smoke detector; downlighters; pendant light fitting; laminate flooring.

The kitchen is well equipped and fitted with a good range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; ceramic hob; built-in oven; fridge/freezer; washer dryer; radiator; extractor fan; smoke detector; halogen strip spotlight fitting; bamboo flooring.



Bedroom 1: 12'3 x 7'8 (3.74m x 2.33m) approx.

Spacious double bedroom overlooking the shared rear garden; window fitted with a roller blind; built-in cupboard housing the central heating boiler; ample space for free standing furniture; radiator; CO detector; ceiling light fitting; fitted carpet.

Shower Room:

Fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and an aqua panelled shower cubicle complete with an electric shower; mosaic tile around suite; mirrored medicine cabinet; chrome ladder style radiator; extractor fan; downlighters; tiled floor.

Outside:

There are two exclusive stores which are located on the ground floor of the communal hallway and a well maintained shared garden to the rear of the building.

Parking:

There is on street permit parking available on Rose Street. Residents can apply for a permit from Aberdeen City Council for which an annual fee is applicable.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com