



1 Hill Street, FFF, Rosemount,
Aberdeen, AB25 2XZ

Fixed Price £122,000
£13,000 BELOW MARKET VAUE,
AS AT 07.05.2025

peterkins



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Fixed Price £122,000 -
£13,000 BELOW MARKET VALUE,
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- Superb First Floor Flat
- Excellent Purchase for a Buy-To-Let Investor
- Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- Dining Room/Bedroom 4/Study
- Three Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47455/1
EPC: Band C
Council Tax: Band C
Tenure: Ownership

Description:

We are pleased to offer for sale this superb **3/4 bedroom first floor flat** which forms part of a granite building within a prime Rosemount location, close to local amenities. The property is decorated in neutral tones throughout and presents an excellent purchase for a buy-to-let investor. The generous accommodation comprises of: Hallway; living room with feature fireplace; dining kitchen with appliances; dining room/bedroom 4/study; three double bedrooms; bathroom with an over bath electric shower. Outside there is on street permit parking, residents can apply for a permit from Aberdeen City Council for which an annual charge is applicable. The property benefits from a security door entry system, gas central heating and double glazing. The fitted flooring, white goods and light fittings will be included in the sale.

Location:

Hill Street is located within the popular Rosemount area of the city which is well known for the wide variety of independent shops and express supermarkets close by. The open spaces and lovely garden areas in Victoria Park is on the doorstep of the flat and Westburn Park is also a very short walk away. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex, whilst there are excellent public transport links nearby. Most parts of the city are readily and easily accessible via good road links.

Directions:

From the West End of Union Street take the last turning on the right onto Rose Street and follow the road proceeding ahead through the traffic lights onto Esslemont Avenue. Turn right at the T-junction onto Rosemount Place then take the fifth road on the right onto Hill Street. Number 1 is situated on the left as indicated by our "For Sale" sign.

The accommodation comprises:-

Entrance:

The shared entrance is accessed via a security entry system and has a staircase leading to all floors.

Hallway:

A hardwood exterior door gives access to the hallway; built-in storage cupboard housing the electric meter and consumer unit; wall mounted door entry handset and central heating controls; radiator; smoke detector; two pendant light fittings; fitted carpet.

Inner Hallway:

The inner hallway leads to the living room and dining room/bedroom 4/study; pendant light fitting; fitted carpet.

Living Room: 14'2 x 11'1 (4.32m x 3.37m) approx.

Well appointed living room with a front aspect; tall window; feature fireplace; radiator; two wall lights; smoke detector; ceiling rose and cornicing; three branch ceiling light fitting; fitted carpet.

Dining Room/Bedroom 4/Study: 11'1 x 8'10 (3.38m x 2.70m) approx. at widest points.

This versatile room is positioned to the front of the property; tall window; radiator; wall light; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.



Dining Kitchen: 12'8 x 10'10 (3.85m x 3.31m) approx.

The well-equipped dining kitchen is fitted with a range of grey base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; gas hob; built-in double oven; washing machine; fridge/freezer; central heating boiler; base cabinet housing the gas meter; tall window overlooking the front of the flat; heat and CO detectors; radiator; florescent strip light; vinyl flooring.

Bedroom 1: 11'0 x 9'11 (3.36m x 3.03m) approx.

Spacious double bedroom with a side aspect; tall window; built-in wardrobe with additional storage cupboards above; shelving unit; wall light; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 13'10 x 11'0 (4.21m x 3.36m) approx. at widest points.

Good sized second double bedroom with a tall window to the side of the property; radiator; smoke detector; pendant light fitting; fitted carpet.

Bedroom 3: 10'6 x 6'6 (3.20m x 1.98m) approx.

The third double bedroom also has a side outlook; tall window; open wardrobe; wall light; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath electric shower and glass shower screen; aqua panels around the bath and behind the sink; shelved recess; mirrored medicine cabinet with shaver point and light; extractor fan; ceiling light fitting; vinyl flooring.

Parking:

There is on street permit parking available on Hill Street and Rosemount Place. Residents can apply for a parking 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.

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Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com