



24 Rosebank Place, FFF,  
Aberdeen, AB11 6XP

Offers Over £110,000

peterkins



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- Spacious First Floor Flat
- Ideal for a “First-Time Buyer or Buy-To Let Investor
- Living Room
- Fitted Kitchen
- One Double Bedroom
- One Single Bedroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins  
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Ref: TBC

EPC: C

Council Tax: Band C

Tenure: Ownership

#### Description:

We are pleased to offer for sale this spacious **two-bedroom flat** which forms part of a traditional granite building within walking distance of the City Centre. The property occupies the whole of the first floor and would make an ideal purchase for a “first-time buyer” or “buy-to-let investor”. The accommodation comprises of: Hallway; living room; fitted kitchen; one double bedroom; one single bedroom; shower room. Outside there is a shared rear garden and on-street permit parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, blinds and certain white goods will be included in the sale.

#### Location:

Rosebank Place is situated in a popular part of the city within an area which is well served by local shops and a public transport system. The property is also within easy walking distance of the City Centre, Union Square, the bus/railway stations and Aberdeen’s West End where there are a wide range of pubs, clubs, restaurants and leisure facilities. The Duthie Park with its many attractions including the Winter Gardens is also situated nearby. Most parts of Aberdeen city are readily accessible by a variety of arterial routes with the location being particularly convenient for the oil related offices to the south of Aberdeen.

#### Directions:

Leave Union Street via Holburn Junction turning left onto Holburn Street. Continue straight ahead at the traffic lights then turn left onto Howburn Place. At the end of the road turn left onto the Hardgate , Rosebank Place the last road on the right.

The accommodation comprises of:-

#### Entrance:

The communal entrance has a staircase leading to all floors.

#### Hallway:

A hardwood exterior door gives access to the centrally positioned hallway; built-in storage cupboard; coat hooks; high level electric meter; smoke detector; ceiling cornice; two pendant light fittings; laminate flooring.

**Living Room:** 13’7 x 12’2 (4.15m x 3.70m) approx.

Well-appointed living room with a tall window to the front of the property; two low-level built-in shelving units and gas meter; radiator; smoke detector; pendant light fitting; laminate flooring.

**Kitchen:** 15’5 x 9’4 (4.71m x 2.85m) approx.

The kitchen is fitted with a range of blue base and wall mounted cabinets linked by marble effect work surfaces and wall tiles; sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; washing machine; wall cabinet housing the central heating boiler; tall window overlooking the shared rear garden; radiator; heat detector; two ceiling light fittings; laminate flooring. **Note:** The fridge/freezer, additional fridge, dishwasher, marble breakfast bar and wall mounted stainless steel shelves will be removed.



**Bedroom 1: 12'6 x 12'4 (3.80m x 3.76m) approx.**

Generous double bedroom with a front aspect; tall window; free standing wardrobes; radiator; smoke detector; ceiling cornice; three branch ceiling light fitting; laminate flooring.

**Bedroom 2: 8'4 x 7'0 (2.55m x 2.14m) approx.**

The second single bedroom is positioned to the rear of the building; tall window overlooking the shared rear garden; radiator; smoke detector; ceiling cornice; pendant light fitting; laminate flooring.

**Shower Room:**

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and a large aqua panelled shower enclosure complete with a mixer shower; wall tiles; sizeable wall mounted mirror; chrome ladder style radiator; extractor fan; downlighters; LVT flooring.

**Outside:**

Externally is an enclosed shared rear garden to the rear of the building.

**Parking:**

There is on street permit parking available on Rosebank Place. Residents can apply for 2 parking permits from Aberdeen City Council for which an annual fee is applicable.

Do you want the best mortgage for you?

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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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