

33 Baker Street, Upper Flat,
Aberdeen, AB25 1UR

FIXED PRICE £108,000
£12,000 BELOW HOME REPORT
VALUATION, AS AT 09/07/2026

peterkins













33 Baker Street
Upper Flat, Aberdeen
AB25 1UR

Fixed Price £108,000
£12,000 BELOW
HOME REPORT VALUATION
AS AT 09/07/2026

- Spacious flat on 2 floors
- Living room
- Kitchen with appliances
- Utility room with appliances
- 3 Double bedrooms
- Attractive Bathroom with electric over bath shower
- Gas central heating
- Double glazing
- Shared rear garden
- A residents' parking permit is also available by applying to Aberdeen City Council.

Viewing contact Peterkins
(01224) 428100

Ref: 45159/1
EPC: Band C
Council Tax: Band C
Tenure: Ownership

Description:
Early viewing is highly recommended to appreciate this first floor flat spanning 2 floors of a well maintained granite building situated in a sought after Rosemount location. The flat shares its entrance with one other flat. Of generous proportions, the accommodation comprises: hall with a staircase to the upper floor; living room; kitchen; utility room; double bedroom; bathroom; upper floor 2 further double bedrooms. Outside there is a shared garden area. The fitted flooring, blinds and light fittings will be included in the sale. Heating is provided by a gas central heating system and all windows are double glazed, with the exception of a skylight window in the kitchen. A residents' parking permit is also available by applying to Aberdeen City Council.

Location:
The property is located in the popular Rosemount area of the city and provides easy access to the excellent local amenities including a range of specialist shops. The flat comes within catchment area of excellent primary schools and popular Aberdeen Grammar School. The flat is convenient for Union Street and its associated amenities and is also well placed for Aberdeen Royal Infirmary and Aberdeen University. Public transport is available to various parts of the city and also within walking distance are the lovely Westburn and Victoria Parks.

Directions:
From Union Terrace turn left at the traffic lights onto Rosemount Viaduct. Proceed straight through at the next set of traffic lights and take the second road on the right hand side into Baker Street. Number 33 is on the right hand side identified by our for sale sign.

Entrance:
Enjoying the benefit of only sharing access with one other property, staircase leads to property front. Access via rear door to shared rear garden.

Hallway:
Wooden front door providing access to the hall giving access to all first floor rooms; carpeted staircase to the upper floor; pendant light fitting; ceramic floor tiles; radiator; smoke detector.

Living Room: 4.42m x 3.41m (approx.)
Well appointed living room with a tall double glazed window to the front of the flat; curtain rail and curtains; attractive open fireplace (not in use) with tiled hearth; ceiling cornice; light fitting; built in wall cupboard; further built in cupboard; shelves; stripped and sealed floorboards; radiator.

Kitchen: 3.72m x 1.66m(approx.)
Fitted with white wooden base, wall units and drawers; stainless steel sink with drainer and mixer tap; freestanding gas cooker; undercounter fridge; laminate work surfaces linked by wall tiles; 'Velux' to the rear; single glazed skylight; heat detector; wall light; tiled floor.

Utility Room: 2.20m x 1.84m
Wood effect laminate work surface; 'Velux' wooden window; central heating boiler; washing machine; tumble dryer; under counter freezer; tiled floor.





Second Sitting Room / Bedroom 1: 4.32m x 3.62m

Generously proportioned versatile space with a front aspect via large double glazed window fitted with "Venetian" blind; attractive open fireplace (not in use) with tiled hearth ; ceiling cornice; ceiling rose; smoke detector; pendant light fitting; mirror; radiator; stripped and sealed floorboards.

Bathroom

Attractive bathroom fitted with a W.C; wash hand basin with storage below; bath with mixer tap; electric overbath shower; glass shower screen; aqua paneling around bath and basin; window to the utility room provides borrowed light; shaver point; built in storage cupboard; mirror; towel holder; towel rail heater; downlighters; ceramic floor tiles.

Upper Floor:

Carpet Stairway leading to small hall; built in storage cupboard; pendant light fitting; fitted carpet.

Bedroom 2: 4.48m x 2.86m

Spacious double bedroom with sloped ceiling and angled double glazed window to the front of the property, fitted with curtain rail and curtains; walk in wardrobe, with double wooden folding doors and internal shelves; pendant light fitting; opaque glazed unit into hall; radiator; stripped and sealed floorboards.

Bedroom 3: 2.97m x 2.35m

The third double bedroom has a large 'Velux' to the front of the building, fitted with blind, and a sloped ceiling; built in wardrobes and cupboards; pendant light fitting; pendant light fitting; radiator; stripped and sealed floorboards.

Outside:

There is a shared garden area at the rear of the building.

Parking:

A residents' parking permit is also available by applying to Aberdeen City Council.

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