



67

Rose Street

Top Floor Right, Aberdeen AB11 1UH

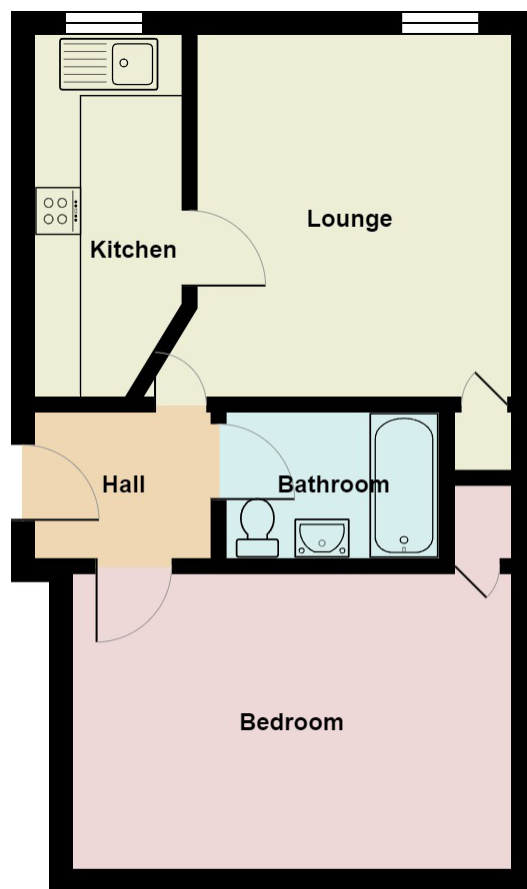


Forming part of a traditional granite tenement in the heart of Aberdeen city, we offer for sale this bright one bedroom second floor flat. Ideally positioned a short distance from Union Street and all it's amenities the property benefits from communal rear garden and outbuildings.

The property would benefit from a degree of modernisation but offers the ideal opportunity for a first time buyer or buy-to-let investor. The accommodation comprises of an entrance hall leading to a well proportioned lounge which overlooks Rose Street. Access is given from the lounge to a well appointed galley style kitchen with free standing appliances included in the sale. A spacious double bedroom situated to the rear features a fitted wardrobe and offers ample space for a range of furnishings. The centrally set bathroom is aqua-panelled throughout. The communal hall/stairwell gives access to the shared rear garden band outbuildings.

Internal viewing is recommended to appreciate the potential of offer.

- Bright Lounge
- Galley Style Kitchen
- Double Bedroom
- Good Size Bathroom
- Communal Rear Garden
- Residents Parking Permit



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax

Band A

EPC

Band F

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687

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