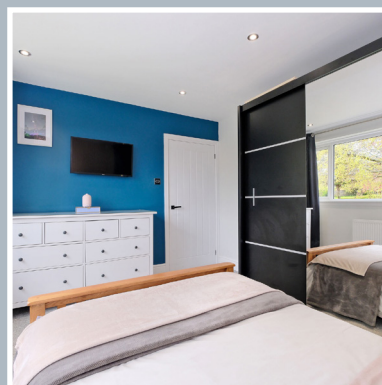




23 Rosewell Place Aberdeen AB15 6HN



mackinnons
solicitors



Entered via the front door, a vestibule with stairs leads up to the accommodation.

A window at the top of the stairs allows natural light. A glazed door leads into the main hallway. Hatch to the attic space above where the combination central heating boiler is located. Two storage cupboards provide storage facilities with hanging and shelving space.

The lounge/kitchen is open plan. The kitchen has a range of modern wall and base units with co-ordinating work surfaces with mirrored upstands and incorporating a black sink with mixer tap. Integrated fridge freezer and washing machine. The peninsular island with two pendant lights above incorporates a 4 ring induction hob with integrated electric oven below. A breakfast bar provides space for dining.

The principal bedroom has ample space for a range of furnishings. Double bedroom two, which is currently being used as a study, overlooks the front of the property.

Completing the accommodation is the modern shower room.

Detached single garage with up and over door, equipped with power and light. The fully enclosed exclusive rear garden is mainly laid to lawn with a raised area containing seasonal shrubs and plants. Summer house and garden shed which will be included within the sale.

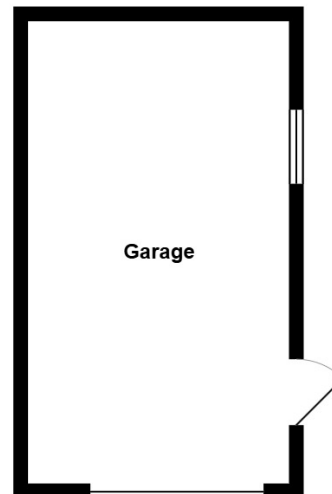
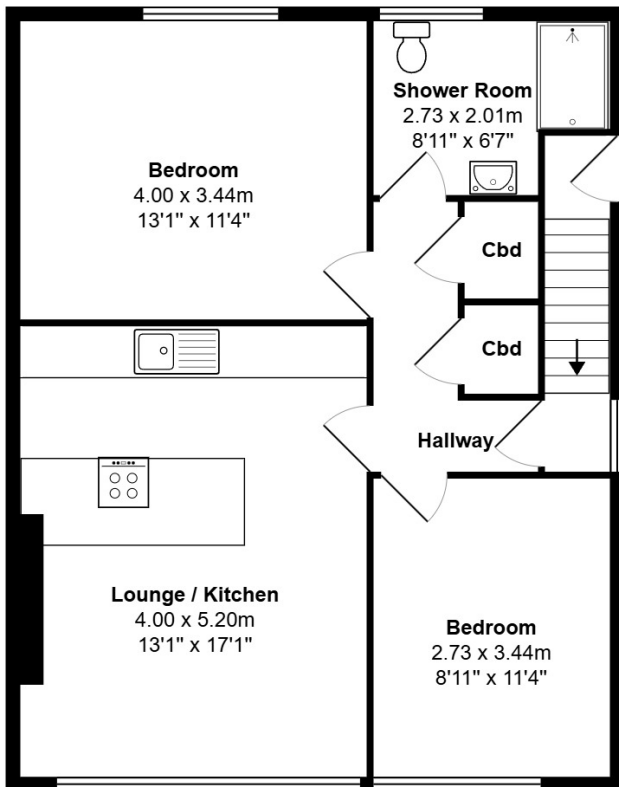
We are pleased to bring to the market this two bedroom self-contained upper apartment in a block of four properties which has been thoughtfully and comprehensively upgraded and modernised.

Occupying an enviable position at the end of a quiet cul-de-sac, the property has a private rear garden with shed and summer house, and a detached single garage equipped with power and light. Early viewing is highly recommended.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Self-Contained
- Modern Lounge/Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Single Garage
- Exclusive Rear Garden



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 C

EPC

Band C

Entry

By Arrangement

Viewing

Contact Solicitors
01224 868687

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