



23 Rosewell Place
Aberdeen, AB15 6HN

ledingham
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estate agency



Lounge



Kitchen

**23 Rosewell Place
Aberdeen, AB15 6HN**

**One bedroom self contained upper flat with
garage**

- Self contained upper flat
- Spacious throughout
- One double bedroom
- Ample natural light
- Large garden
- Garage and driveway



One bed.



One bathroom.



One public room.

One bedroom self contained upper flat with garage

We are pleased to present to the market this well proportioned self contained upper floor flat with one double bedroom and a good sized garage and garden. Located within a well established cul de sac just off the Kings Gate this property would benefit from some internal refurbishment but would make an excellent first time buy or buy to let investment. The property comprises of entrance hall via main door and a carpeted stairs to the accommodation. The spacious lounge has a large picture window overlooking the front of the property and allows a high degree of natural light to flood in. There a feature electric fireplace and surround. The kitchen is fitted with wood base and wall mounted units. The rear facing double bedroom benefits from a fitted double wardrobe and ample space for free standing furniture. The bathroom completes the accommodation and currently is fitted with a white three piece bathroom suite comprising bath with electric shower, wash-hand basin and W/C. There is a large storage cupboard. The property has a large garden area to the rear of the property, driveway and exclusive garage.



Bedroom



Garden

Accommodation and plans

Lounge	14'4" x 12'5"	4.37m x 3.79m
Bedroom	13'2" x 12'5"	4.01m x 3.79m
Kitchen	10'9" x 9'1"	3.28m x 2.77m
Bathroom	9'7" x 5'4"	2.92m x 1.63m

Directions

From Union Street, continue along Alford Place on to Albyn Place and at the Queens Cross roundabout, take the third exit on to Fountainhall Road. Turn left at the T-junction on to Kings Gate, cross over the major roundabout at Anderson Drive, and turn right on to Summerhill Road. Rosewell Place is the second road on the right hand side

Location

Rosewell Place is situated parallel to Kings Gate in a quiet residential cul de sac which has local shops and a bus route on the doorstep. The offices at Hill of Rubislaw, the Health Campus at Foresterhill and Woodhill House are all within easy reach, and for those who enjoy the outdoors, there are leisurely walks, and a choice of golf courses at Hazlehead Park

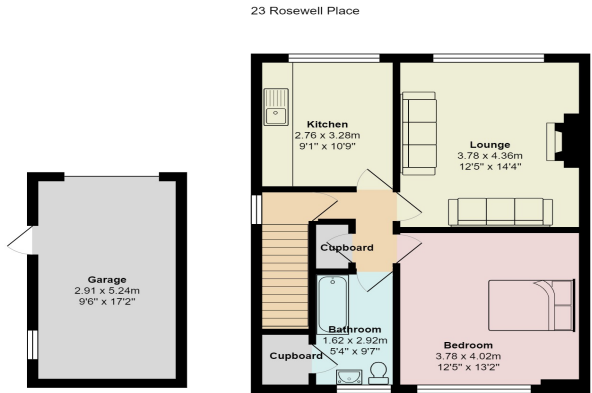
Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.