



53 (TFR) Baker Street | Aberdeen | AB25 1US

One Bedroom Top Floor Flat

Offers Over £85,000

Situated in the popular Rosemount area of Aberdeen, we offer for sale this one bedroom top floor flat with fresh neutral decor, ideally suited to a first time buyer looking for a city centre home.

The communal hallway and staircase ascends to the top floor of this traditional tenement, where the flat is located.

To the front of the property is the lounge which is completed with laminate wooden flooring and neutral decor.

The dining kitchen is to the rear, fitted with an excellent range of units incorporating a peninsular bar, built-in oven, hob, overhead extractor hood, integrated fridge/freezer and free standing washing machine.

The front facing double bedroom is well proportioned, allowing ample space for a range of free-standing furniture.

Completing the home, the bathroom is fitted with a three piece white suite with mains shower over the bath and tiled areas.

Outside, the shared garden is mainly laid to lawn.

ACCOMMODATION

Lounge

13'0" x 9'8" (3.96m x 2.95m) approx.

Dining Kitchen

10'1" x 9'0" (3.07m x 2.74m) approx.

Bedroom

13'5" x 8'5" (4.09m x 2.57m) approx.

Bathroom

6'6" x 6'0" (1.98m x 1.83m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band D



Lounge



Lounge



Kitchen



Kitchen



Bedroom



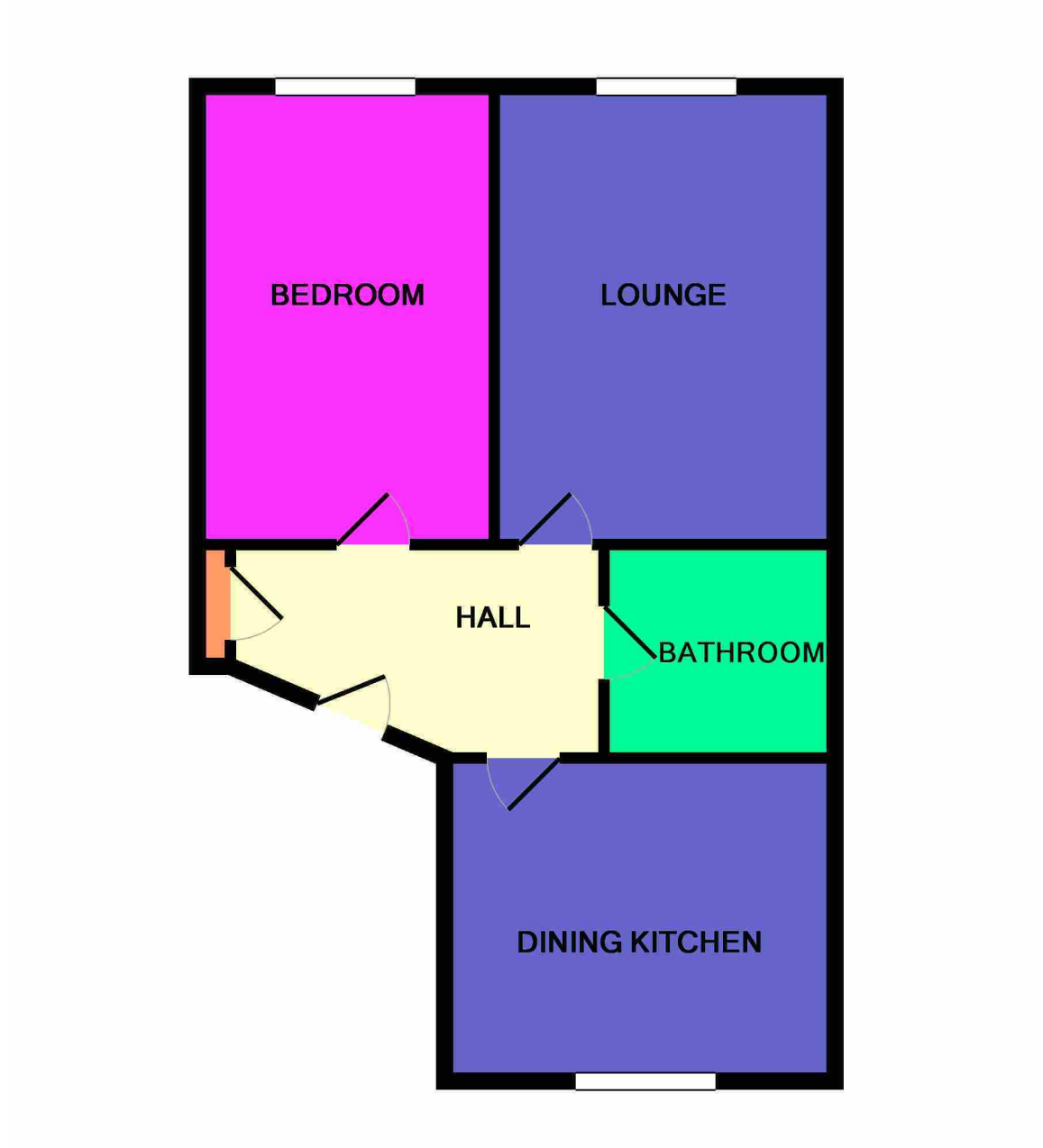
Bedroom



Bathroom

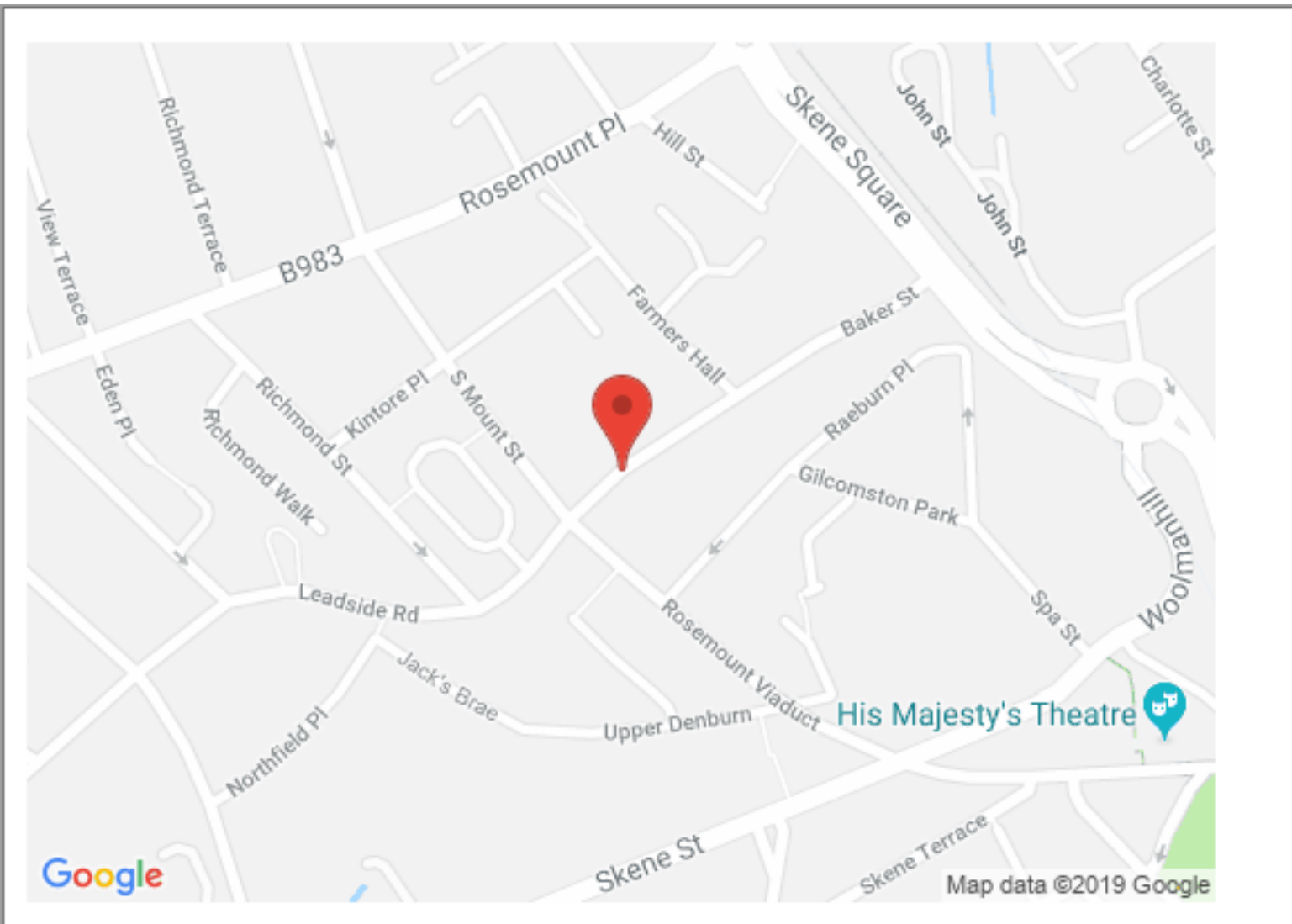


Shared Garden



Floorplan

Property location



Directions

Travelling from Union Street proceed onto Union Terrace, continue to the lights and turn left onto Rosemount Viaduct. Continue through the first set of traffic lights and Baker Street is situated a good distance along on the right hand side. No. 53 is situated a short distance along again to the right.

Location

Baker Street is located in the Rosemount area of Aberdeen which has its own range of excellent local amenities. There are good public transport facilities which make many parts of Aberdeen easily accessible from this property. Within walking distance is Aberdeen city centre with its further range of shopping, recreational and leisure facilities and the area is particularly convenient for those working or studying at Aberdeen Royal Hospital complex and also Aberdeen University.

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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 close 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.