



**32 Roslin Place,**  
Aberdeen, AB24 5BG

ledingham  
chalmers  
estate agency



Lounge



Kitchen

**32 Roslin Place,  
Aberdeen, AB24 5BG**

**Two bedroom apartment with dining kitchen**



**Two beds.**



**One bathroom.**



**One public room.**

**Forming part of a modern purpose built development set within landscaped grounds this bright and spacious second floor flat is offered for sale.**

The building benefits from a telephone security entry system with well kept mutual stairwells with exposed brickwork, stair lighting and carpeting.

The flat itself offers well proportioned living accommodation with excellent storage, neutral decor and co-ordinating flooring a mixture of laminate and carpeting.

The entrance hall has two good sized cupboards providing good storage. The lounge is a lovely light and airy room with neutral decor, laminate flooring and a door leading to the dining kitchen which is fitted with a range of wall and base storage units with co-ordinating worktops and breakfast bar.

There are two good sized double bedrooms, both with fitted carpets and wardrobe storage. Completing the layout is the bathroom which has a grey suite comprising bath, wc and wash hand basin.

This is a good property for those looking for a two bedroom flat within easy reach of the university and city centre or those looking for a buy to let investment.



Bedroom



Bedroom

## Accommodation and plans

Lounge	14'3" x 12'7"	4.34m x 3.84m
Kitchen	10'9" x 9'9"	3.28m x 2.97m
Bedroom	15'4" x 8'4"	4.67m x 2.54m
Bedroom	11'9" x 9'9"	3.58m x 2.97m
Bathroom	7'2" x 5'7"	2.18m x 1.7m

## Directions

Travel east along King Street and at the Castle Gate proceed left on to King Street. Turn first right at the traffic lights on to East North Street and at the roundabout take the first exit on to Park Street. At the next mini roundabout turn right into Roslin Place and No 32 is located within a block on the right hand side.

## Location

Roslin Place is located to the east of the city centre with a wide variety of amenities nearby including the Queens Links with golf course and driving range, pleasure beach, retail park, multi screen cinema and a range of restaurants and cafes. There is a well used leisure centre with gymnasium and swimming pool. The city centre with all its associated amenities is within walking distance. Aberdeen University Kings College Campus is nearby.

## Arrange a viewing

Viewing by appointment telephone 07714188116 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500

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.