

58 Roslin Place

ABERDEEN, AB24 5BL



Desirable location, spacious first-floor two-bedroom flat, security entry system with parking, close to amenities and the University Campus of Old Aberdeen



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



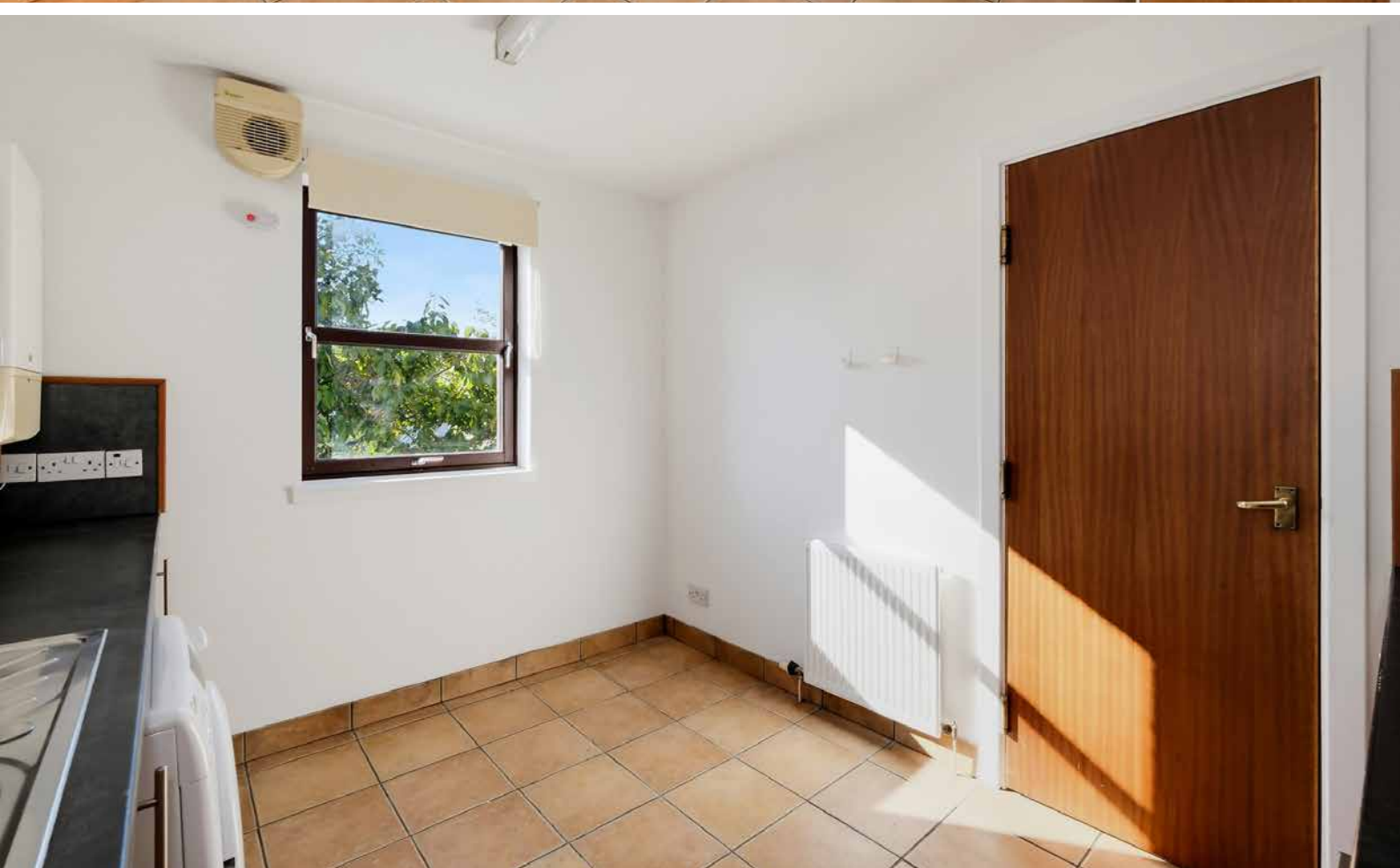
McEwan Fraser Legal is delighted to present to the market number 58 Roslin Place, a spacious two-bedroom first-floor flat presented to the market in walk-in condition, affording the opportunity to move in with the minimum of inconvenience. The property further benefits from fresh neutral décor throughout, double glazing and gas central heating.

THE LOUNGE



The property comprises a vestibule to the entrance hall, where you have two large fitted cupboards. The lounge is flooded with natural light from its full-sized windows, which have a private outlook, 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.

THE KITCHEN





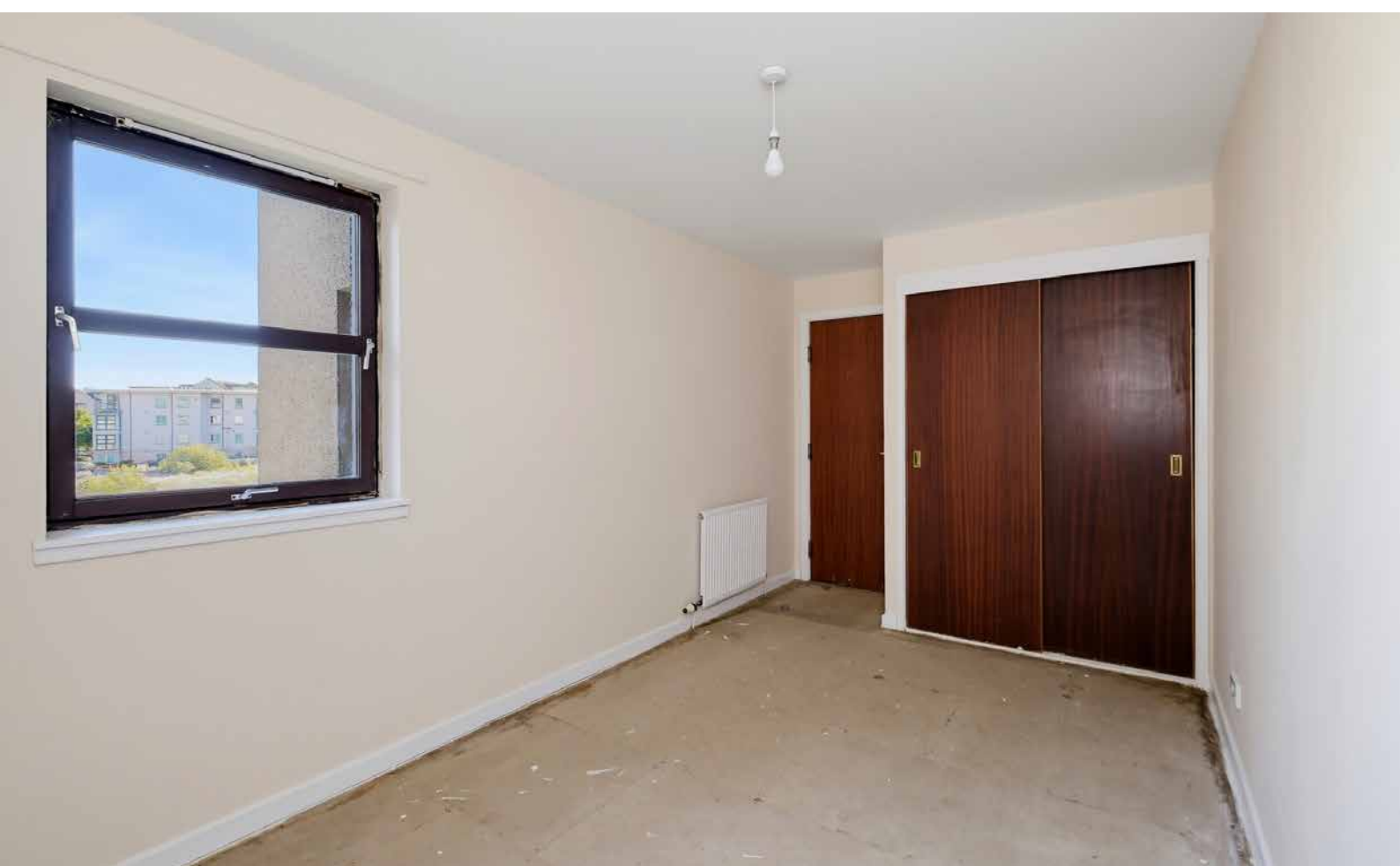
There are two good-sized double bedrooms, both with fitted wardrobes. Completing the layout is a centrally located bathroom with a shower over the bath, WC, and wash hand basin.

With its walk-in condition and excellent location, this property would be a superb first-time purchase. It would suit a professional couple, student, or a fantastic buy-to-let investment. Viewing is recommended.

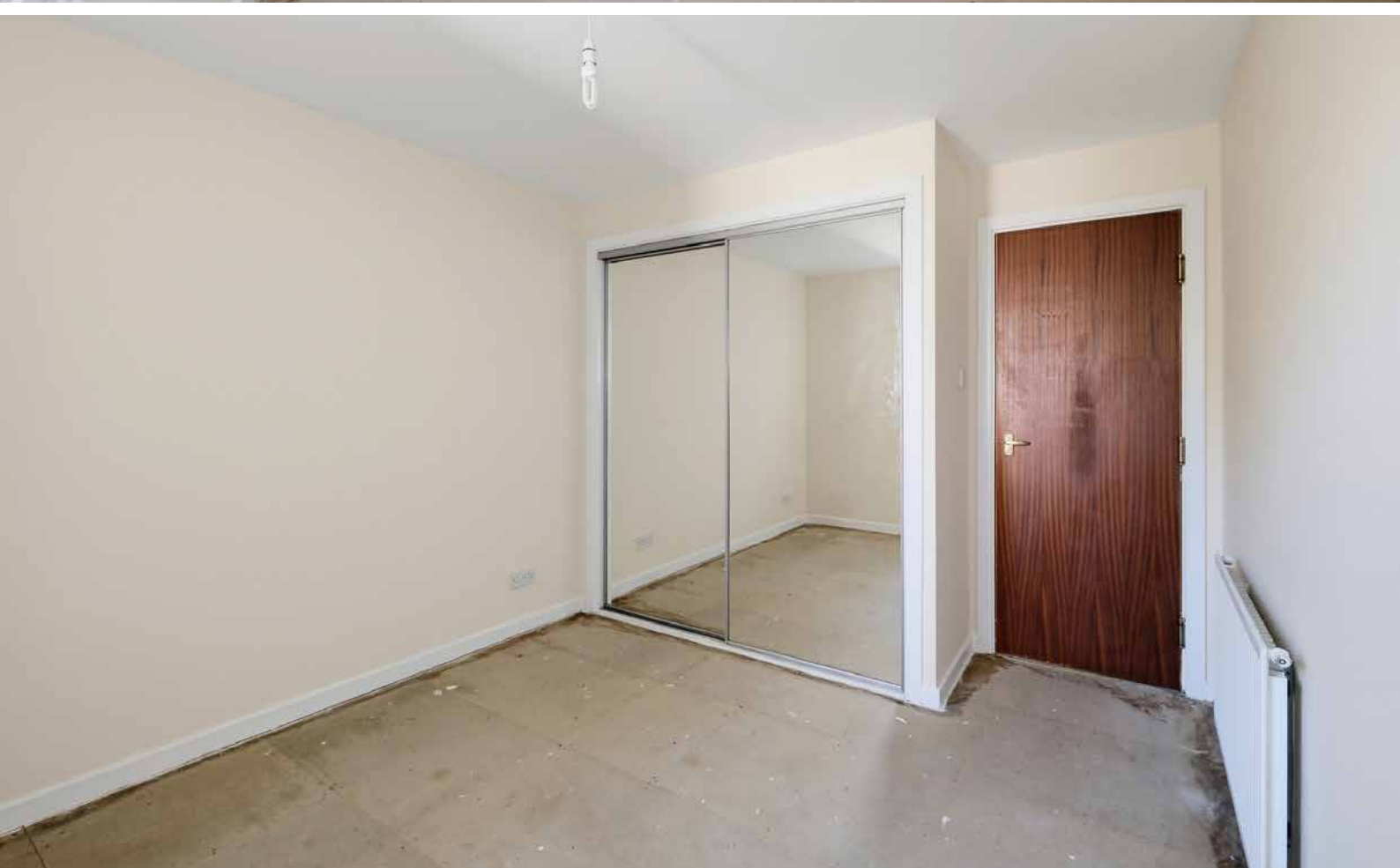
THE BATHROOM



BEDROOM 1



BEDROOM 2

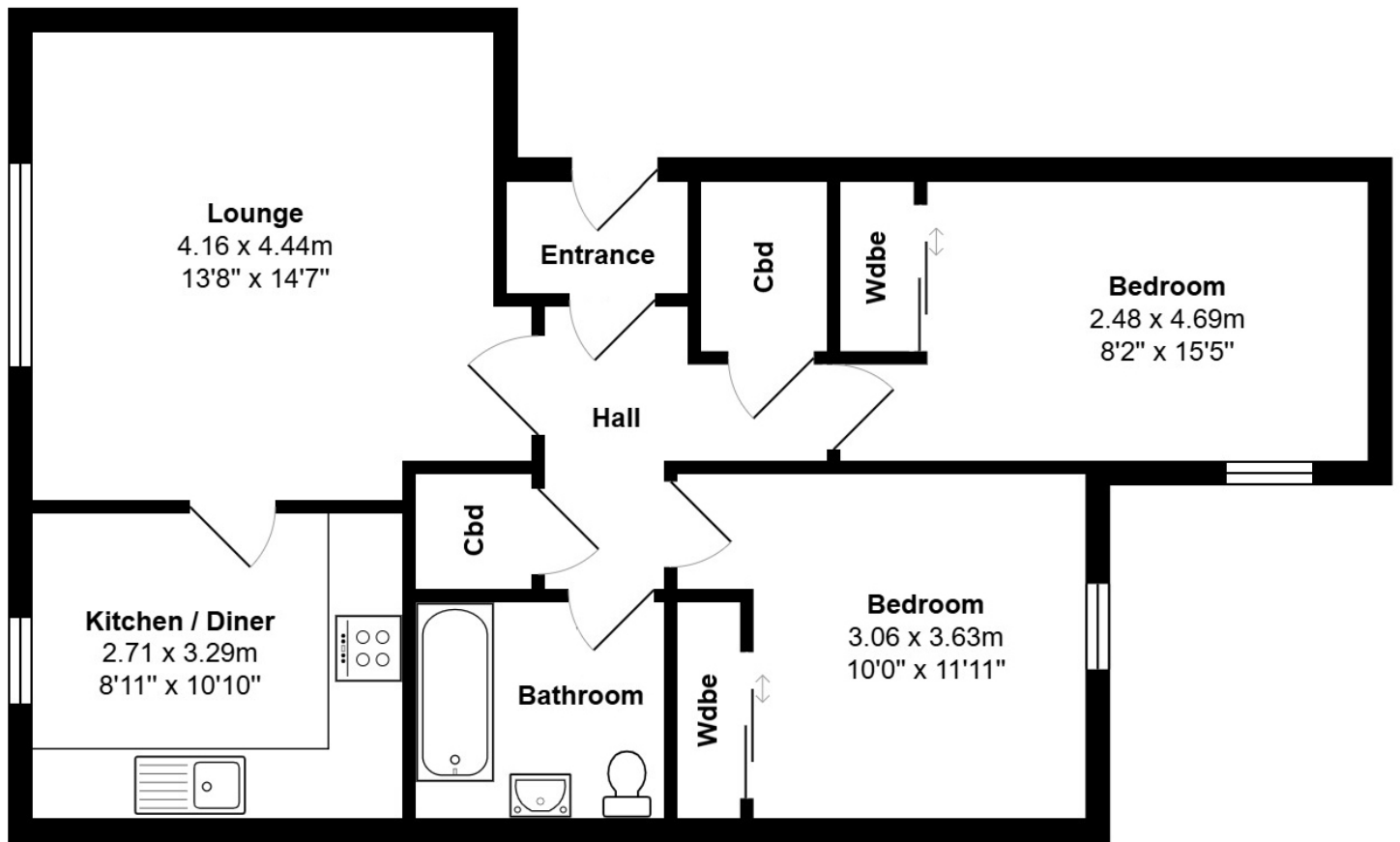


Outside, there is a residents' car park within the grounds. The property is set within landscaped grounds with mature shrubs, plants and trees.

EXTERNALS



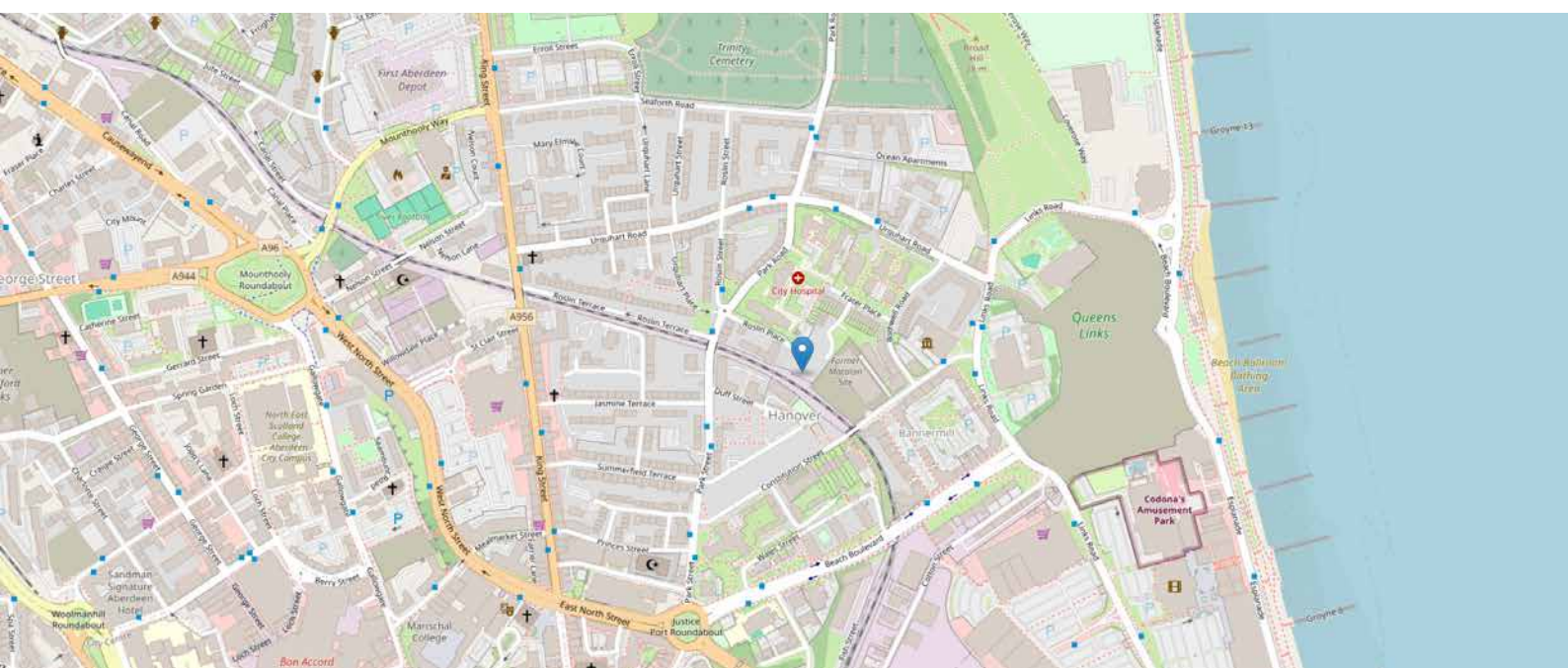
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

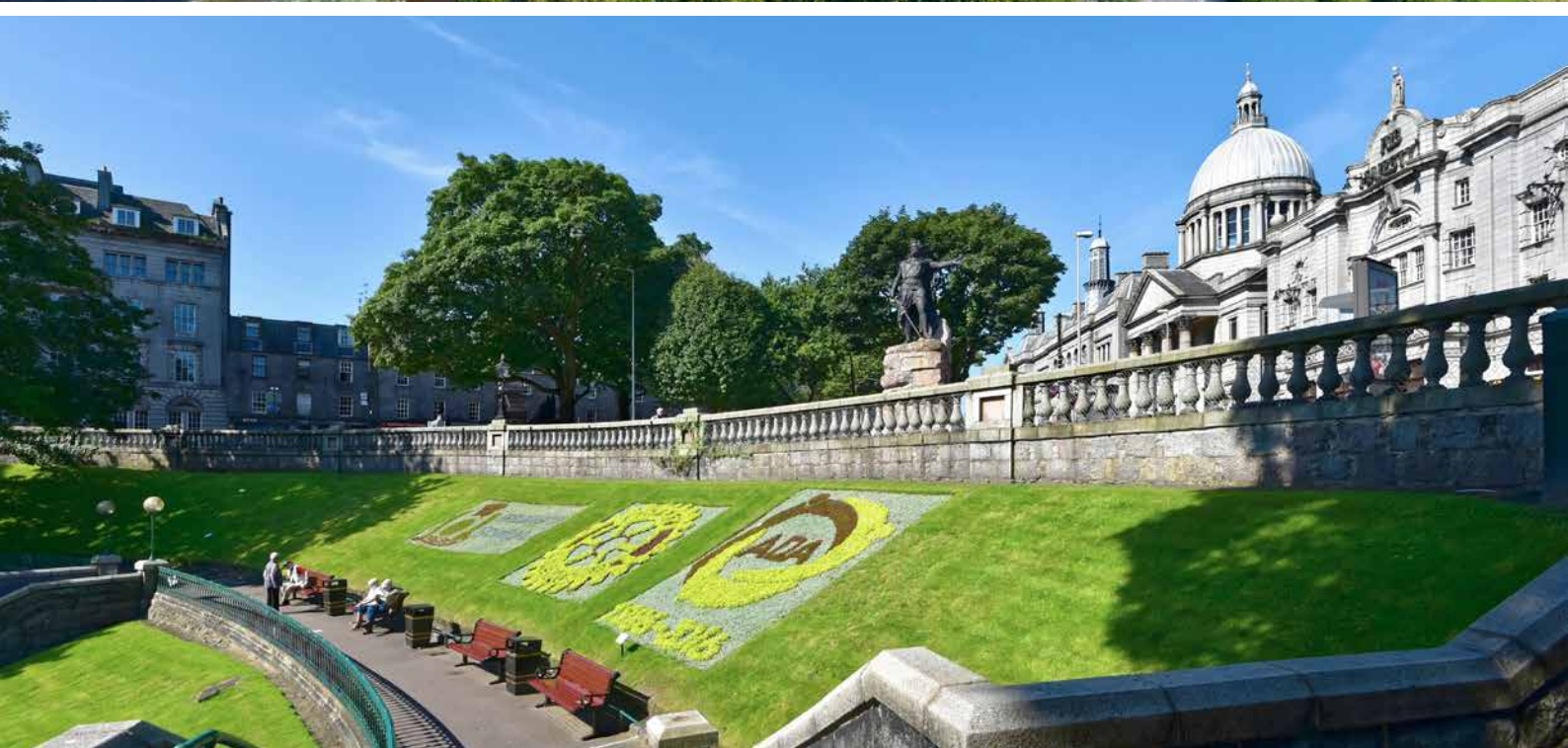
Gross internal floor area (m²): 64m² | EPC Rating: C

Note: All communal areas, including gardens and bin storage, are maintained by a Factor.
The property also has a security entry system.



THE LOCATION

Roslin Place is located in a popular area east of the city centre and close to the Beach Boulevard, with most parts of Aberdeen being readily accessible by a variety of arterial routes. Aberdeen Beach is located nearby, and the location is extremely convenient for the Aberdeen University Campus at Old Aberdeen.





The city of Aberdeen is a vibrant modern city full of life, with many historical buildings with their granite grey stone architecture, which is why Aberdeen is also known as the "Granite City." The city offers all the amenities expected of modern living, including pubs, clubs, restaurants, and excellent educational and recreational facilities. The property is well served by local shops and excellent local public transport facilities.

Aberdeen's central transport hub is Union Square shopping mall, where a comprehensive bus and rail network is available. National and international flights depart from Dyce Airport.



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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