

FOR SALE



Roslin Place, Aberdeen
Offers Over £100,000


MARTIN&CO



Roslin Place, Aberdeen

2 Bedrooms, 1 Bathroom

Offers Over £100,000

- 2 Bed Apartment
- Bright Lounge
- Modern Fitted Kitchen
- Double Glazing
- Gas Central Heating

Radiant Roslin Place ****CLICK ON VIRTUAL TOUR****. We are delighted to present this two-bedroom flat for sale in the popular Roslin Place area of Aberdeen. The property offers comfortable and practical accommodation, making it an excellent choice for first-time buyers, couples, professionals or buy-to-let investors. The flat provides an ideal opportunity for purchasers looking for a conveniently located home within easy reach of central Aberdeen. Early viewing is recommended to appreciate the property and its location.



Roslin Place enjoys a convenient position within Aberdeen's AB24 area, close to a wide selection of local shops, everyday amenities and public transport connections. Aberdeen city centre, the Beach Esplanade, Aberdeen Harbour and the University of Aberdeen are all within easy reach. Residents can also enjoy convenient access to Aberdeen Beach, Union Square, Bon Accord Shopping Centre, the Beach Ballroom and Codona's entertainment complex, making the area well suited to those seeking a balance of city-centre convenience and coastal leisure facilities.

LOUNGE The property features a bright and generously proportioned lounge with ample space for both relaxing and dining. Finished in neutral tones and complemented by attractive wood-effect flooring, the room benefits from large windows that allow plenty of natural light to fill the space. A comfortable seating area is positioned alongside a dedicated dining space, creating a practical and sociable layout for everyday living and entertaining. The lounge also provides direct access to the kitchen, while a radiator and contemporary ceiling light complete this welcoming room.

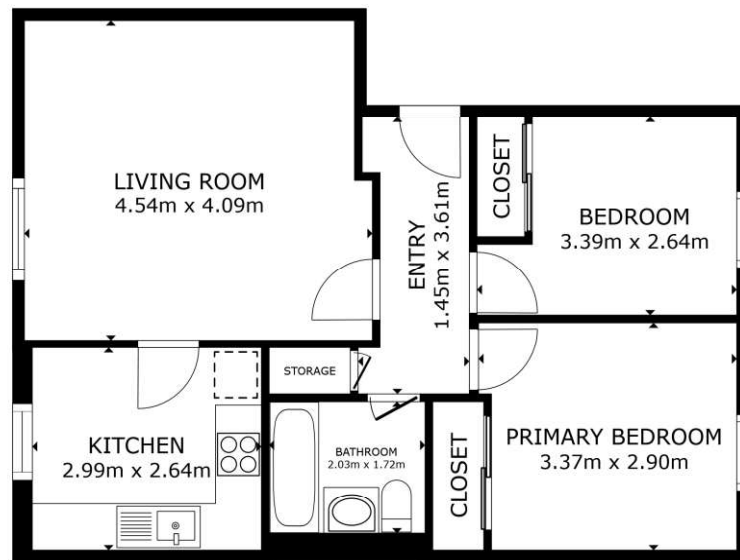
BEDROOM ONE Bedroom one is a comfortable double room finished in warm, neutral tones and benefiting from a window that provides natural light and a pleasant leafy outlook. The room offers space for additional furniture or a compact home-working area and includes a radiator for added comfort. Built-in sliding wardrobes provide generous storage while helping to maximise the available floor space.

KITCHEN The property benefits from a well-appointed kitchen fitted with a range of glossy white wall and base units, complemented by dark work surfaces and matching splashbacks. The practical layout provides generous storage and preparation space, together with an integrated oven, gas hob and extractor hood. There is also space for a fridge freezer and washing machine. A large window brings in plenty of natural light, while the adjoining area offers useful additional storage and direct access to the lounge through attractive glazed doors.

BEDROOM TWO Bedroom two is another well-proportioned double room, finished in neutral décor and fitted with soft carpeting. A window provides good natural light, while mirrored sliding wardrobes offer generous built-in storage and enhance the sense of space. The room also benefits from a radiator and an attractive decorative ceiling light, creating a comfortable and versatile second bedroom.

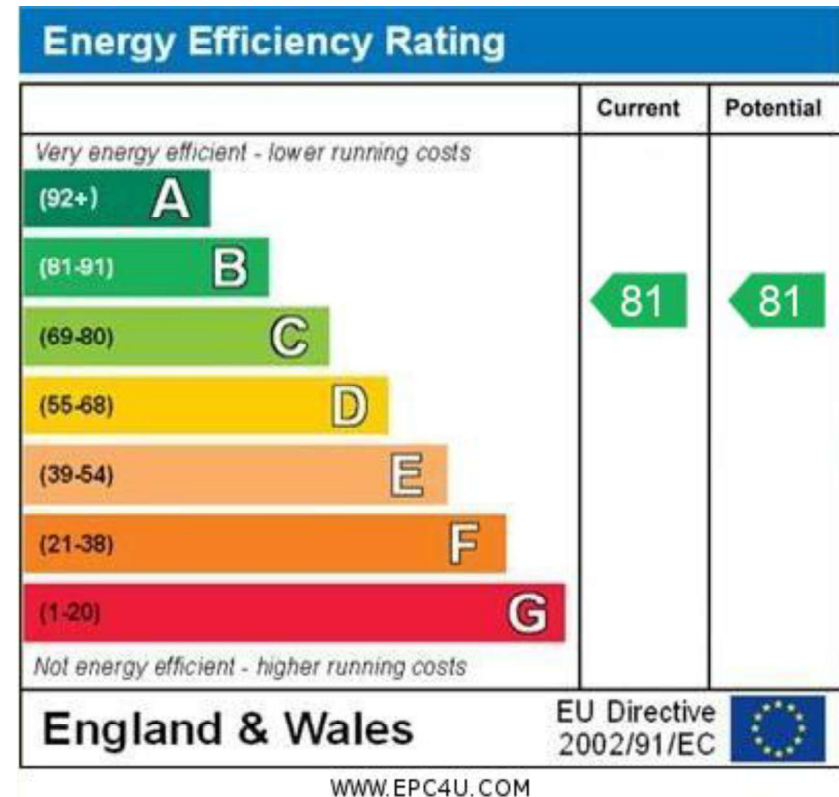


BATHROOM The bathroom is fitted with a practical three-piece suite comprising a bath with an overhead shower, wash-hand basin and WC. Tiled surrounds and light marble-effect wall finishes create a bright appearance, while the decorative vanity unit and framed mirror add character. Compact and functional, the room provides all the essentials for everyday use.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 57.1 m²
TOTAL : 57.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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