

FOR SALE



Rosebank Place, Aberdeen

1 Bedroom, 1 Bathroom, Apartment

Offers Over £65,000


MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Excellent Transportation Links
- Close to City Centre
- Local Amenities Close By

[Radiant Rosebank Place. Click on Virtual Tour Now.](#)

Situated in a convenient residential location, this well-presented one-bedroom first floor flat offers bright and comfortable accommodation throughout.

The property benefits from a spacious living room, a modern fitted kitchen with dining space, a generous double bedroom with built-in wardrobes, and a bathroom fitted with a three-piece suite.

Well suited to first-time buyers, professionals or buy-to-let investors, the property is within easy reach of local amenities, public transport links and Aberdeen city centre.

Rosebank is a well-established residential area situated to the north of Aberdeen city centre. The area is well served by a range of local amenities including supermarkets, convenience stores, cafés and leisure facilities, with schooling available nearby.

Excellent public transport links provide regular services to the city centre and surrounding areas, while the nearby A96 and Aberdeen Western Peripheral Route offer convenient access for commuters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



LOUNGE

Bright living room with a large front-facing window allowing plenty of natural light. The room offers good space for a range of lounge furniture and is finished with neutral decor and fitted carpet. Conveniently located off the kitchen, it provides a comfortable and practical living space suited to both relaxing and everyday use.

KITCHEN

Fitted kitchen with a range of modern wall and base units complemented by wood-effect worktops and tiled splashbacks. The kitchen incorporates an integrated oven and electric hob, with space for additional appliances. A window provides good natural light, while there is room for a small dining table, creating a practical space for everyday meals.



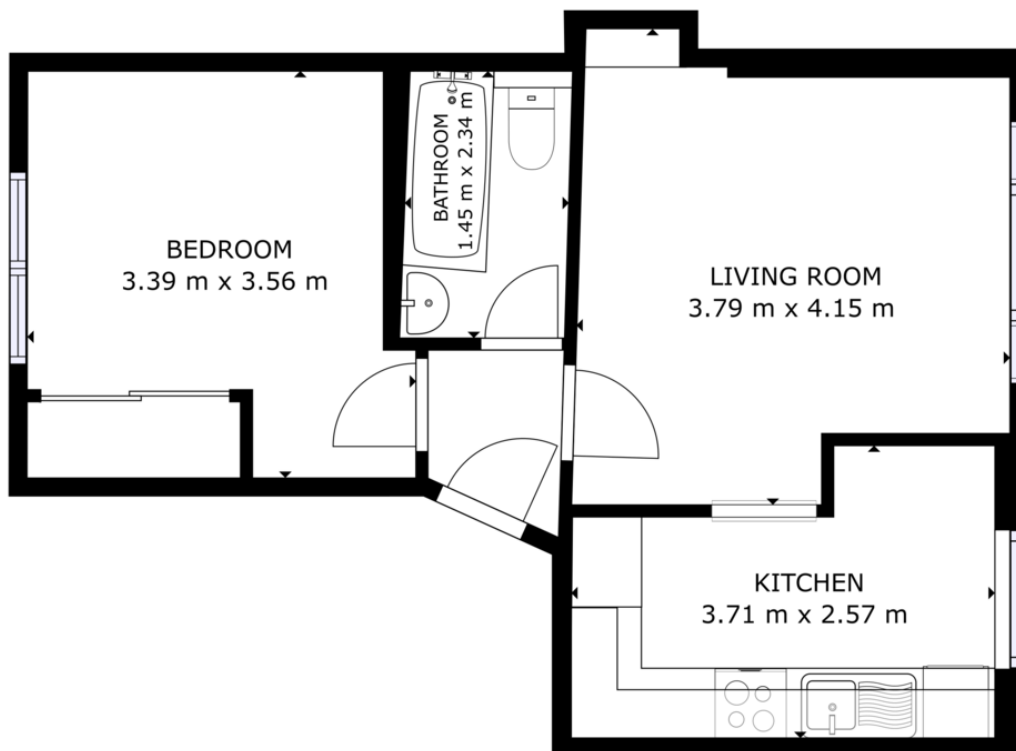
BEDROOM

Double bedroom with two rear-facing windows providing plenty of natural light. The room offers space for a double bed and additional bedroom furniture, with built-in mirrored wardrobes providing excellent storage. Finished in neutral décor and fitted carpet, it is a bright and comfortable room.

BATHROOM

Bathroom fitted with a three-piece white suite comprising a bath with mains shower and glazed screen, wash hand basin and WC. The room is finished with tiled walls around the bath and shower area and includes a wall-mounted mirrored cabinet and built-in storage cupboard.





GROSS INTERNAL AREA
FLOOR 1: 39.97 m²
TOTAL: 39.97 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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.

