



THE LOCATION

10A Roslin Street is located a short distance from the University of Aberdeen and numerous local conveniences stores and eateries. It is also conveniently located for Aberdeen beach and its many attractions.

Situated just off the main arterial route with fantastic regular local transport links you are minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to

enjoy. Aberdeen is renowned for it's superb educational and recreational facilities there is a fantastic amount of indoor and outdoor activities on your doorstep and all within easy reach of the property.

The area has superb local public transport facilities with the city offering further excellent Bus & Rail Service, with National & International flights being provided from Dyce Airport. The main East coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness.



THE PROPERTY

This immaculate three bedroom ground floor property is presented to the market in an exceptional walk-in condition. This well-proportioned property currently has a full HMO licence (House of Multiple Occupants) and is ready for the rental market NOW.

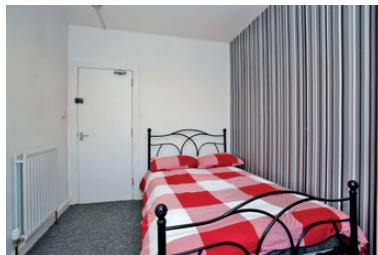
Recently renovated by its current owner and has been re-decorated in a clean sharp neutral tone throughout with recent new floor coverings. The property further benefits from full double glazing and gas central heating. With its superb location, this property would suit a young family, the rental market for students, or a one-off buy-to-let investment property. Early viewing is a must and highly recommended.

The property consists of a communal hallway with secure entrance. A front door leads to the hallway and spacious dual aspect lounge, a modern fitted kitchen with door leading to the ground floor balcony. There are three double bedrooms of which two benefit from built in wardrobes, centrally located bathroom with power shower over the bath completes the accommodation.

The property also has the advantage of good storage facilities.

A communal courtyard and with neatly trimmed lawn, and allocated drying areas. On-street permit parking is available next to and around the property.





THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.45m (14'7") x 3.88m (12'9")
Kitchen	2.38m (7'10") x 2.00m (6'7")
Bedroom 1	4.03m (13'3") x 3.27m (10'9")
Bedroom 2	3.32m (10'11") x 3.10m (10'2")
Bedroom 3	3.31m (10'10") x 2.51m (8'3")
Bathroom	1.94m (6'4") x 1.62m (5'4")

Gross internal floor area (m²): 69m²

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings and shades. All other soft furnishings and electrical appliances are by separate negotiation.

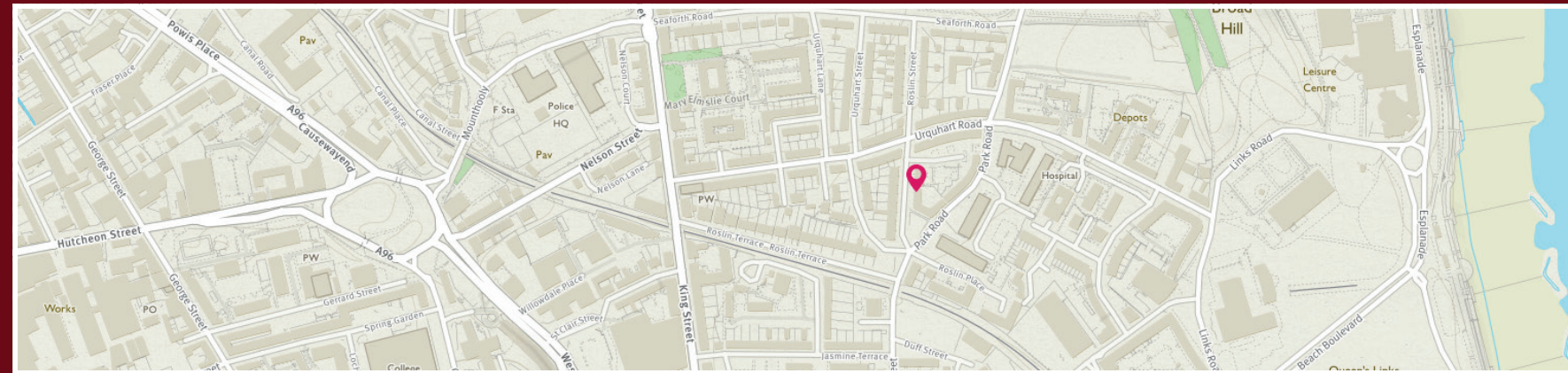


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