

1 Rosewell Terrace

ABERDEEN, AB15 6HP



THREE-BEDROOM SEMI-DETACHED HOUSE
ON A SIZEABLE PLOT WITH A GARAGE



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this beautiful excellent condition, three-bedroom semi-detached house on a sizeable plot with a garage, off-road parking and a remarkable enclosed rear garden in a quiet cul de sac on Rosewell Terrace.

The accommodation over two levels comprises a small vestibule opening onto a hallway leading to a modern ergonomic kitchen, WC, large lounge, and formal dining room.

The traditional oak fascia kitchen is fully fitted with excellent storage and has an integrated Oven and gas hob, and dishwasher. A small hall leads to a useful WC from the kitchen, with the back door leading to an impressive, fully enclosed rear garden.

Off the entrance hall are a comfortable family lounge and a formal dining room (could be a 4th bedroom); both have engineered oak floors and full-width windows to guarantee bright, airy spaces.





The Kitchen





Dining Room







Moving upstairs are two large double bedrooms with excellent storage, with Bedroom 3 offering a child's bedroom or spacious work-from-home space. The family bathroom with a vinyl floor, tiled splashback, and shower over the bath complete the accommodation.





Bedroom 1





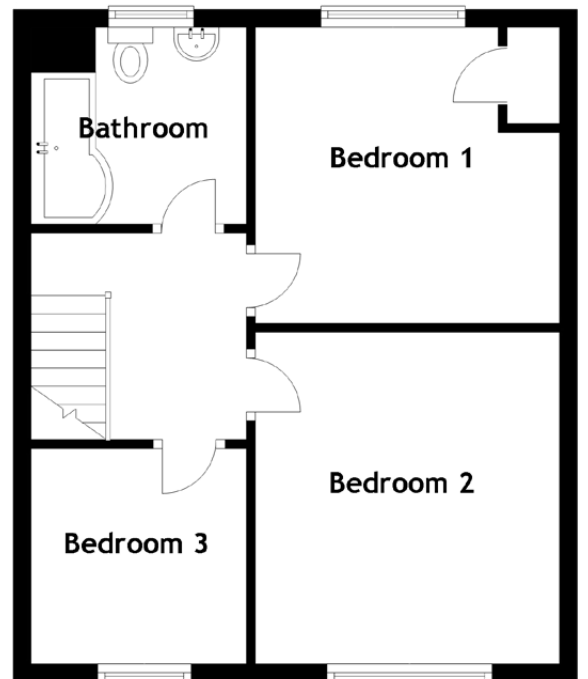
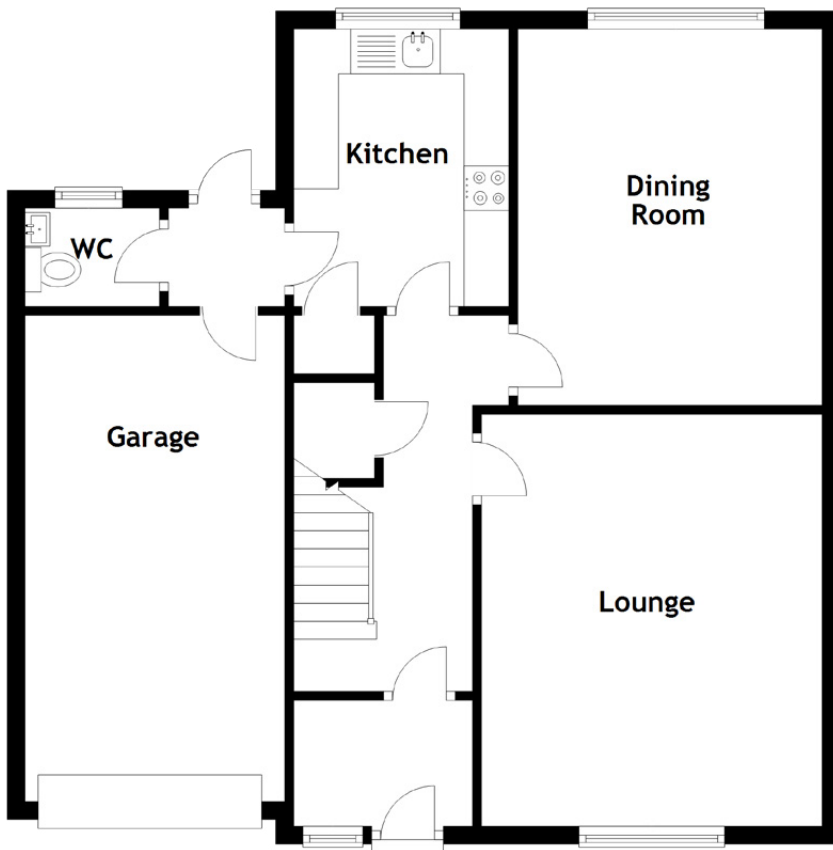
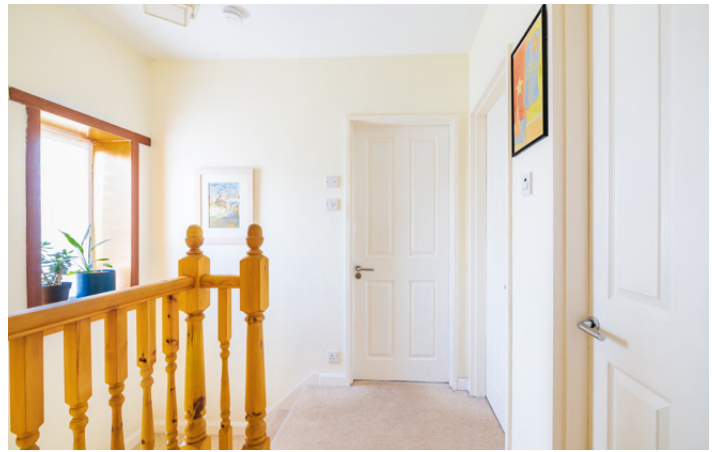
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")	Bedroom 3	2.40m (7'11") x 2.40m (7'10")
Dining Room	4.20m (13'9") x 3.40m (11'2")	Bathroom	2.40m (7'11") x 2.20m (7'2")
Kitchen	3.10m (10'2") x 2.40m (7'10")	Gross internal floor area (m ²): 100m ² EPC Rating: D	
WC	1.50m (4'11") x 1.10m (3'7")		
Bedroom 1	3.39m (11'2") x 3.30m (10'10")		
Bedroom 2	3.70m (12'2") x 3.39m (11'2")		

Externally, the front garden has a garage, single-car driveway, paving stone, chipped stone, mature lawn, and easily managed shrubs. The large professionally landscaped rear garden is fully enclosed and full of mature shrubs with raised vegetable beds and a private space safe for children and pets with minimal maintenance required.

This traditional property has been maintained to the highest standards and sits on a peaceful cul-de-sac. Moreover, the property benefits from gas fired central heating and double-glazing. It would make a wonderful family home or buy-to-let investment.





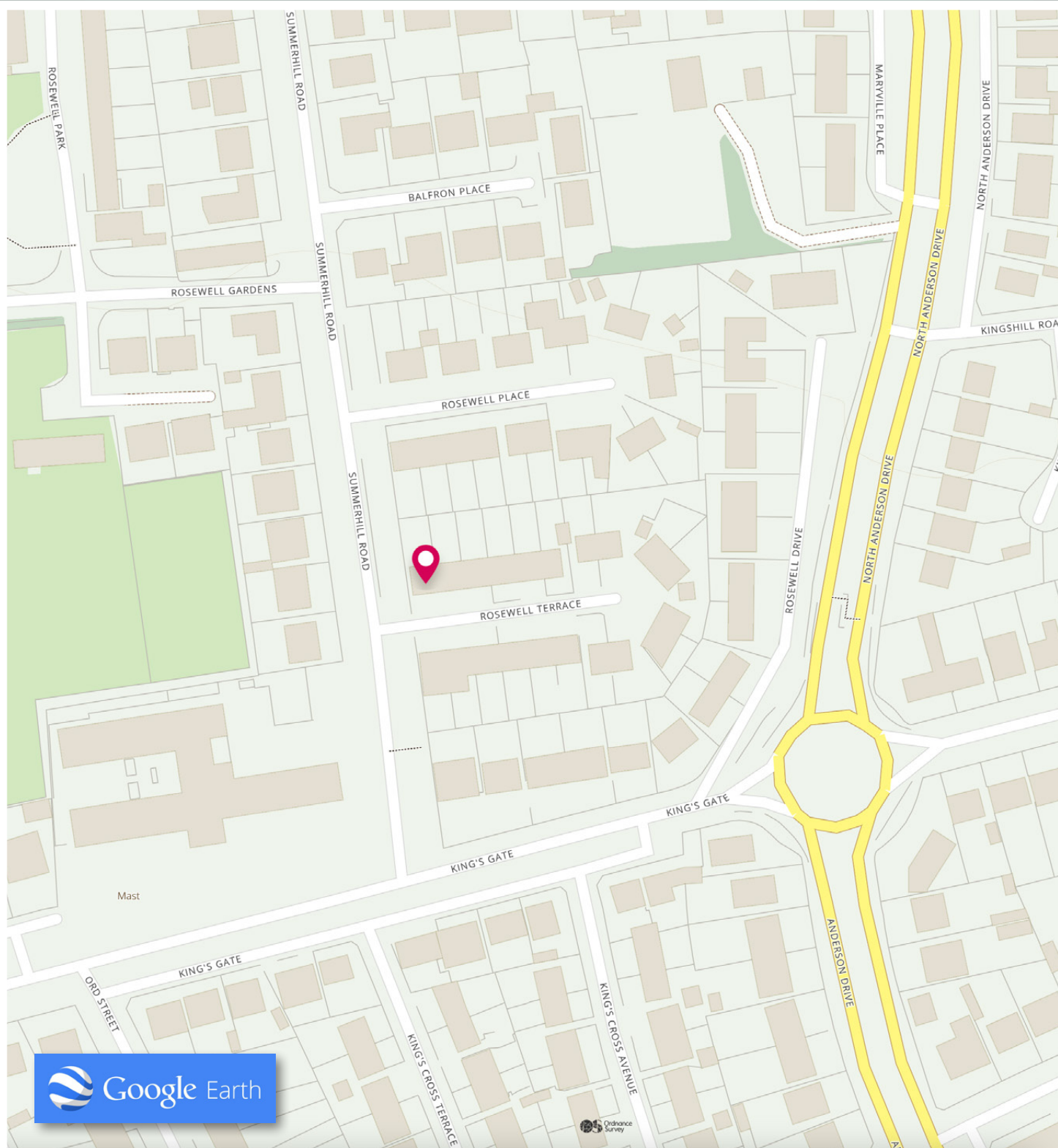
Rosewell Terrace is within easy reach of the city centre and is located in an ever-popular and well-established residential area.

Local amenities include shops serving everyday needs, pleasant walks at Hazlehead Park, popular golf courses, a swimming pool, and top-performing primary and secondary schools. The office complexes at Kingswells and Westhill are also easily accessible. The area is well-served by regular public transport. With Kings Gate close by, the property is ideally located for commuting to Woodend Hospital or Aberdeen Royal Infirmary and wider city destinations.

The city centre is just over two miles from the property, providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The city offers excellent bus and rail services, with national and international flights provided by Aberdeen Dyce Airport. The East Coast Rail Network operates through Aberdeen, linking the central belt, the south and beyond, and west to Inverness.

The Location





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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
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