




McEwan Fraser Legal

Solicitors & Estate Agents

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26B Rosebank Place

ABERDEEN, AB11 6XP

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26B Rosebank Place is located within a recently built modern development and popular residential area. A few minutes from the heart of Aberdeen City centre it provides all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities. Union Square Shopping Mall with its abundance of restaurants, shopping outlets and cinemas.

All of these are within walking distance of the property. The property and area are well served by local shops and great

local public transport facilities. The main transport hub of Aberdeen operates from the Union Square shopping mall where a comprehensive bus and rail network is available.

National and international flights are provided by Dyce Airport with the main East Coast Rail Network operating through Aberdeen. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Aberdeen College being close by. The fantastic beach and the Beach Boulevard are a short distance from this fantastic property.

26B Rosebank Place sits on a quiet street in a popular residential area. Protected by a secure buzzer entry system this flat is on the ground floor to the right. Upon entering, you are greeted by a spacious entrance vestibule. To the right, you are lead into the bright and airy kitchen/lounge area. The kitchen has an integrated electric hob and extractor fan. The beautiful high ceilings open up this space and there are also plenty of fitted kitchen storage units.

The double bedroom looks out onto the garden area and has a single built-in storage space, however, this room holds plenty of space to accommodate free-standing furniture. The main bathroom incorporates a shower head over the bath and a two-piece white suite.

Externally there is a communal drying area to the rear.



Castlegate, Union Square, The Maritime Museum & The Marischal College

SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Kitchen/Lounge	4.30m (14'1") x 3.80m (12'6")
Bedroom	3.50m (11'6") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m²)

34m²

EPC Rating

D

Extras (Included in the sale)

All integrated appliances are included in the sale. Any other items may be made negotiable.

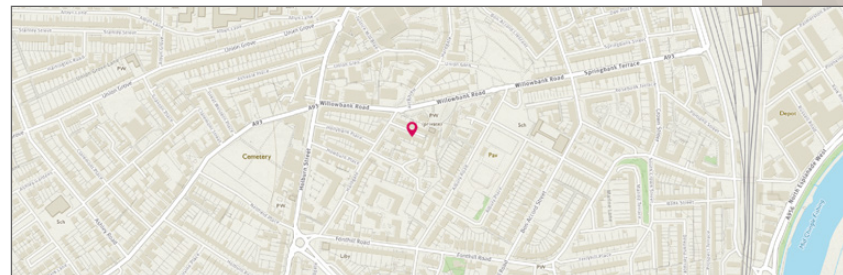
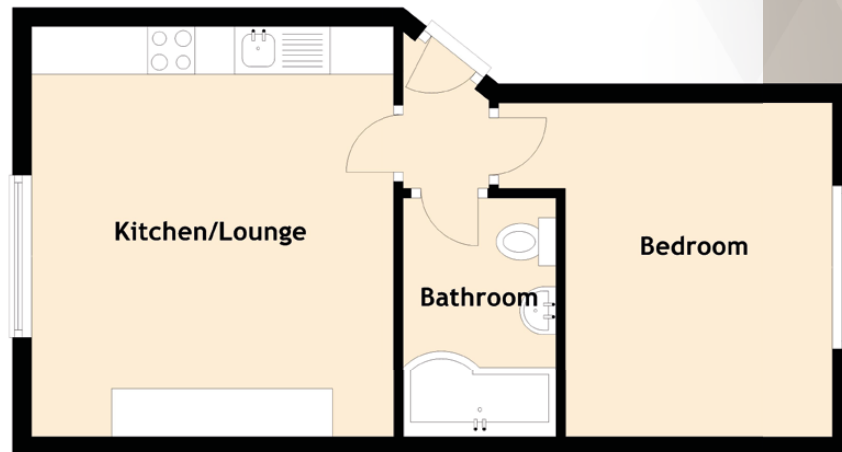


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Text and description
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