

# 42 Roslin Place

ABERDEEN, AB24 5BL



*Two bedroom flat in a sought after development only minutes from the city centre and Aberdeen University*



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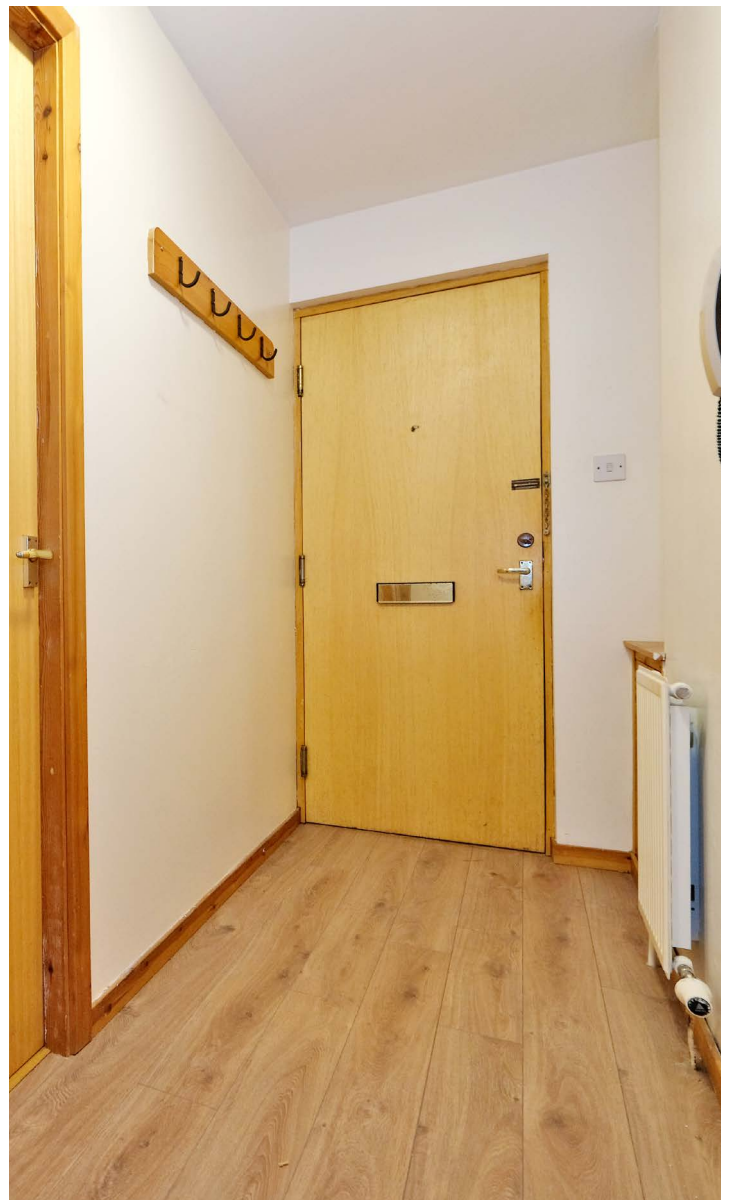




Forming part of a much sought after development, a fantastic opportunity to purchase an exceptionally spacious two-bedroom flat

This ideally located property has been maintained to an impeccable standard. The flat itself boasts many features, immaculate fresh neutral décor throughout, further benefitting from double glazing and gas central heating. The property enjoys the conveniences of a security entry system leading to the entrance hall and the impressive bright and well kept communal stairway. A factor is in place to maintain all external areas and communal stairways.

Ample car parking is available for residents and visitors, and there are well-maintained communal gardens and landscaped areas.





The accommodation consists of an entrance hall leading to all rooms. The bright and well-proportioned lounge with dining area is flooded with natural light through the full height twin windows. A fully integrated kitchen, two double bedrooms, additional storage cupboards and a centrally set bathroom complete the flat.

With its fantastic location, this property would suit a professional couple and will undoubtedly appeal to first time buyers, students or a Buy-To-Let; therefore, early viewing is a must and is highly recommended.



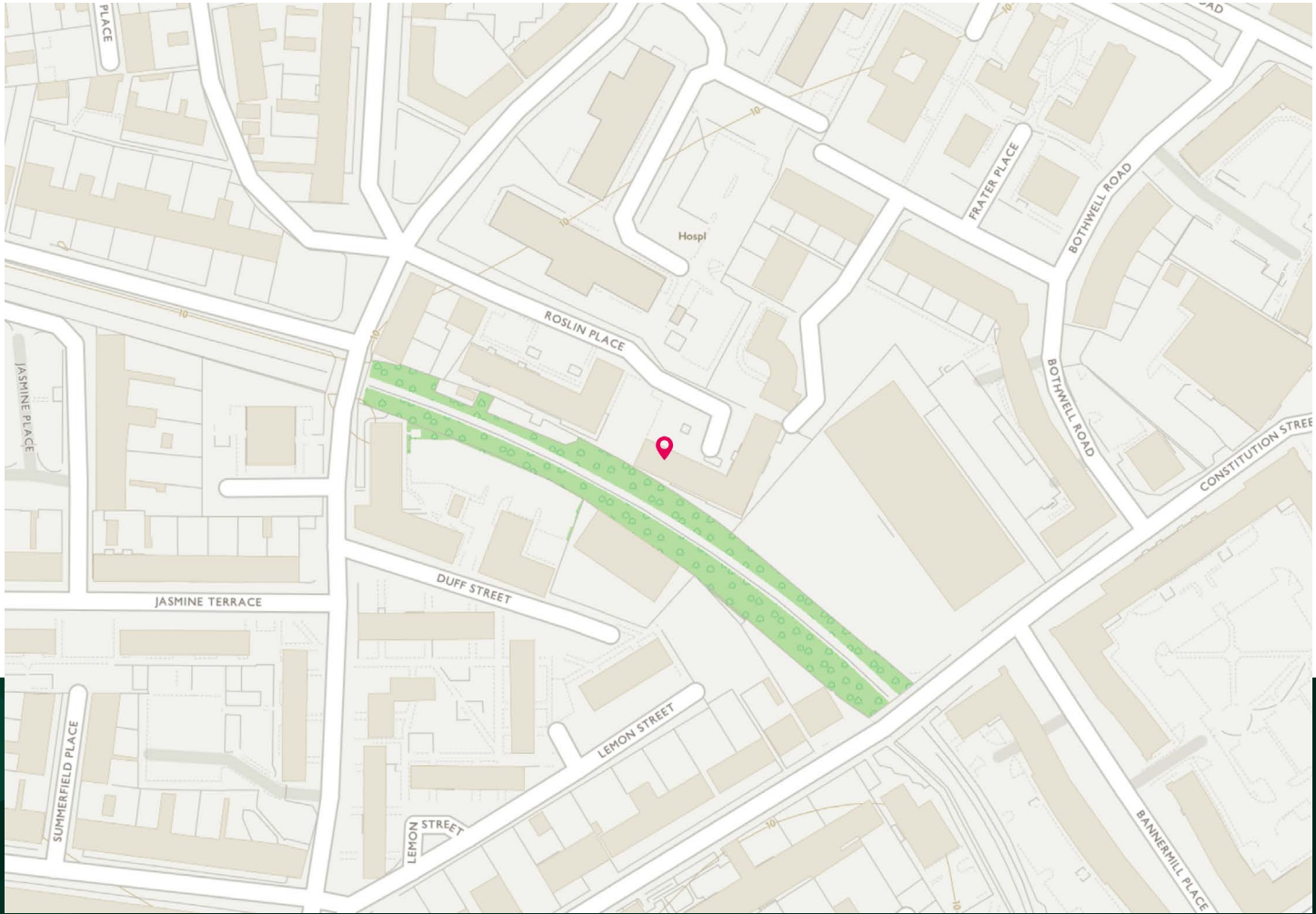
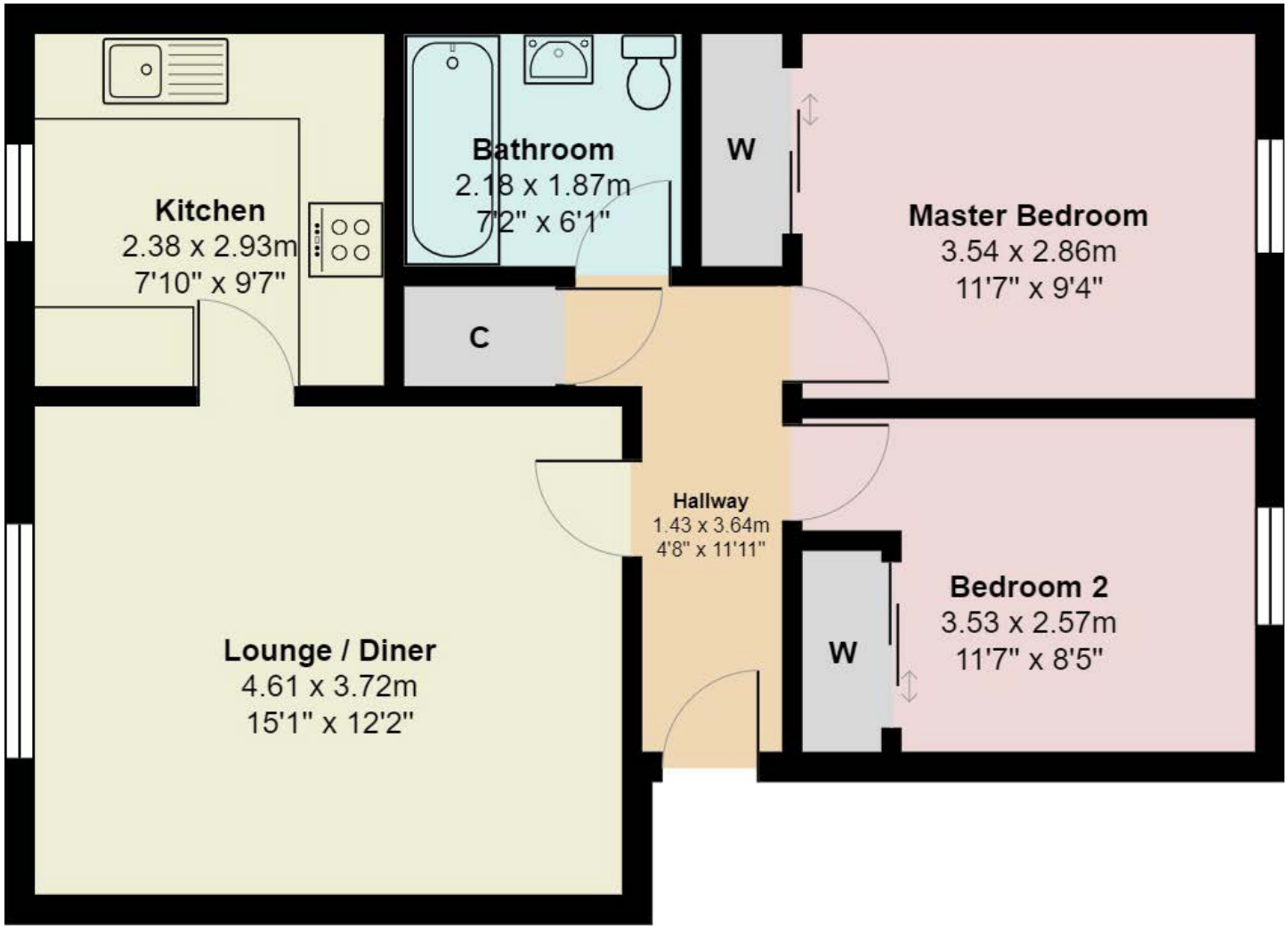


# THE KITCHEN











42 Roslin Place is located within a modern and popular residential area, just a few minutes' from Aberdeen city centre. Aberdeen University and Aberdeen College are all within walking distance, also within easy reach are an excellent range of shops and other local amenities.

Roslin Place is located close to Aberdeen Beach with all of its attractions, leisure centre with swimming pool, King's Links Golf Course, a multitude of eateries and restaurants and the stunning Beach Boulevard.

The city centre 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. The recently opened Union Square shopping Mall with its abundance of restaurants, shopping outlets and cinemas are also within walking distance from the property. The property and area are well served with 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 from Dyce Airport.







  
Solicitors & Estate Agents

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