



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01224 472 441

**Flat D, 14 Roslin Street**

ABERDEEN, ABERDEENSHIRE, AB24 5NX



# THE LOCATION

ABERDEEN, ABERDEENSHIRE, AB24 5NX

14D 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. A 5-10 minute walk takes you to the new indoor sports village with football, hockey, athletics and olympic sized swimming pool, located on king Street, just next to Aberdeen University

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 its superb educational and recreational facilities all of which are readily available, indoor or outdoor activities are all within easy reach of the property. The area has superb local public transport facilities with the city offering further excellent bus and rail services, with national and 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.





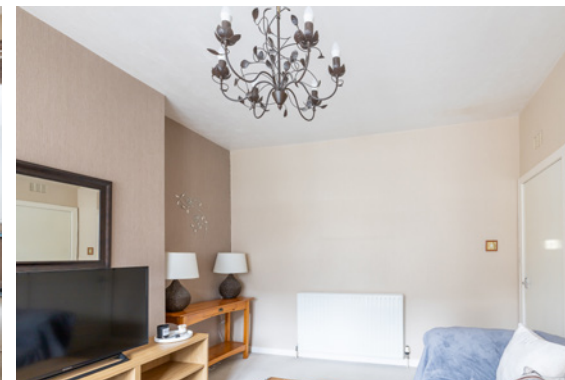
# FLAT D, 14 ROSLIN STREET

ABERDEEN, ABERDEENSHIRE, AB24 5NX

Situated in a desirable location in a popular residential area close to the University of Aberdeen this immaculate one-bedroom first floor property is presented to the market in an exceptional walk-in condition. This spacious property has been modernized and upgraded throughout the recent owner's tenure, decorated in a fresh neutral tone and further benefits from full double glazing, gas central heating, security entry system, locked store room on the landing at the staircase and a 6th share of the loft space. With its superb location, this property would suit the student the young professional, or a fantastic buy-to-let investment property. Early viewing is a must and highly recommended.

The property offers generous accommodation and consists of a communal hallway with a secure entrance, front door leading to hallway and all accommodation, spacious lounge, modern fitted dining kitchen, large double bedroom with fitted wardrobes, and a centrally located bathroom with power shower over the bath completes the accommodation.

A communal courtyard and with neatly trimmed lawn, and allocated drying areas. Free on-street parking is available next to and around the property with permit parking to the car park at the rear of property.

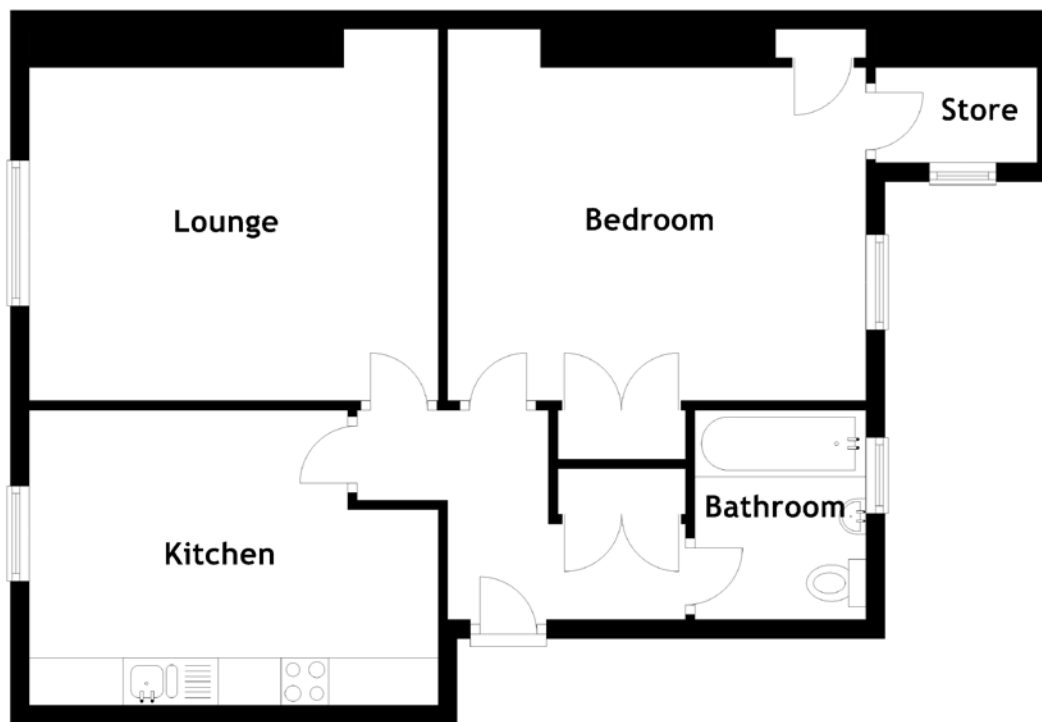






# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.50m (11'6")
Bedroom	4.40m (14'5") x 3.90m (12'10")
Store	
Bathroom	2.20m (7'3") x 1.80m (5'11")
Kitchen	4.30m (14'1") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings, electrical appliances, and shades will be included as part of the sale.

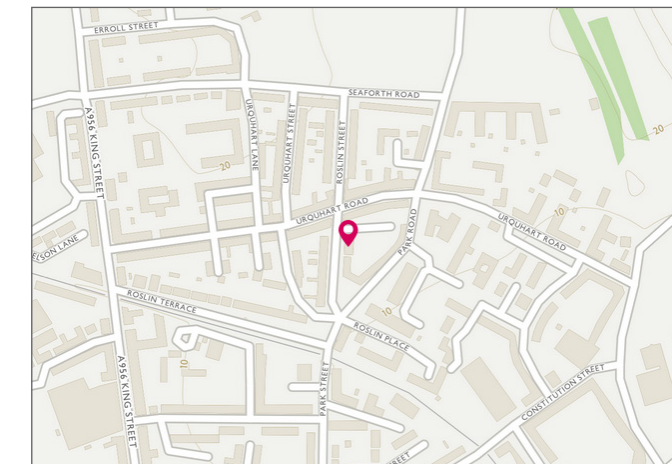


Image credit: <https://www.odhamsurvey.co.uk/omaps/>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**PETER REID**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer