

# Raeburn Christie Clark & Wallace

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30 HILL STREET, ROSEMOUNT, ABERDEEN, AB25 2XY



Second Floor Studio Flat in Popular City  
Centre Location

OFFERS OVER  
**£65,000**

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## Second Floor Studio Flat in Popular City Centre Location

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### Accommodation Overview

**Communal Hall, Hall, Lounge/Bedroom, Dining Kitchen, Bathroom. Communal Gardens.**

In the popular Rosemount area this studio flat forms part of a traditional granite building and requires renovation and upgrading. Benefitting from electric storage heating and uPVC double glazing the communal hallways are protected by a security entry system. Internally the subjects comprise of a hallway, lounge/bedroom and a good sized dining kitchen. The bathroom is centrally set. Outside to the rear are communal gardens.





## Communal Hall

The communal hallways are protected by a security entry system and from the entrance hall a door gives access to the rear garden. The communal areas are neat and tidy and the staircase rises to the second floor.

## Hall

Giving access to all accommodation. Wall mounted security entry telephone.

## Lounge/Bedroom

**12'1" x 10'4" [3.69m x 3.17m] approx.**

A well proportioned room with a large window to the front and traditional features include a high ceiling with plaster cornice. A built-in shelved cupboard provides storage.



## Dining Kitchen

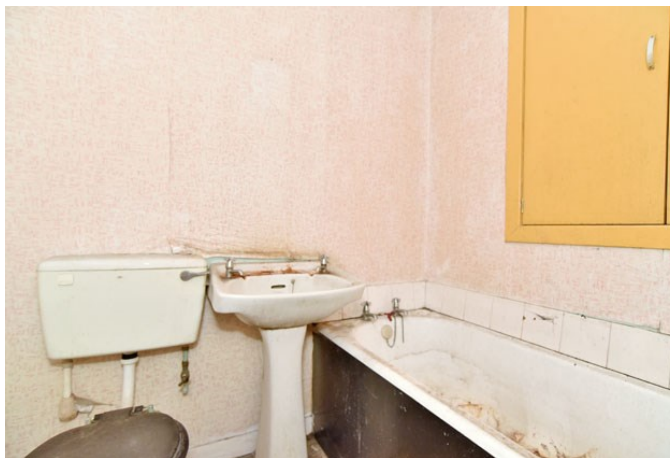
**12'7" x 10'1" [3.86m x 3.33m] approx.**

A tall window enjoys a pleasant outlook to the rear and the kitchen is fitted with base units and a stainless steel sink with drainer. There are further built-in cupboards and a meter cupboard.

## Bathroom

**6'0" x 5'6" [1.85m x 1.68m] approx.**

Centrally set the bathroom is fitted with a w.c., pedestal wash hand basin and bath. A cupboard behind the bath houses the hot water tank and has slatted shelving.



## Outside

To the rear a communal garden is bound by a traditional wall, fully enclosed and laid to grass.

## Location

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within walking distance, along with lovely cafes and local craft shops. The city centre is some 10 minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.





## Notes

Electric storage heating. uPVC double glazing. EPC=F. Communal security entry system. In need of upgrading and refurbishment, the subjects are being sold as seen.

## Viewing

Please telephone the Selling Agent's Aberdeen Office.

## Office Reference WDB/AM/Aberdeen

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