aspc

Residential

216 Rosemount Place,

Aberdeen, AB25 2XR

Price Around

£90,000

1 1 1 **39 m²** EPC **D** Council Tax Band **B**

Contact Solicitor

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Features On street parking

Description

Enjoying a quiet position on the **Top Floor** of a granite tenement building in a popular and sought after area close to the City Centre, this property represents an ideal purchase for First Time Buyers or Buy to Let Investors to acquire a good property at a competitive asking price. With the modern comforts of Gas Central Heating and Double Glazing, the property features neutral décor throughout complimented by a mix of fitted carpets and other floor finishes and will be sold inclusive of the fitted blinds, light fitments, furniture and white goods making this property ready to move into. The property has a lovely city outlook to the rear and worthy of note, the entire roof will be redone at the present owners expense, which should give any purchaser good peace of mind that the building is being maintained.

Location Rosemount Place is a popular location which is well served by a wide range of speciality shops and by public transport facilities. The location offers easy accessibility to most parts of Aberdeen City by a variety of arterial routes and the City Centre with its pubs, clubs, restaurants and leisure facilities within relatively easy walking distance. Foresterhill Hospital is also located nearby, as are the Westburn and Victoria Parks with the many sporting and recreational attractions.

Directions

From Union Street, continue straight ahead up to the traffic lights at Esslemont Avenue. At the top of Esslemont Avenue turn left into Rosemount Place. Number 216 is situated on the right hand side.

Accommodation comprises

Hall: A hardwood door opens to the Hallway, which leads to the lounge, bedroom and shower room. Overhead gas meter, hatch to lowered ceiling where the upgraded fuse box is located, fitted carpet.

Lounge/Kitchen on open plan: 6.4m x 3.35m (21' x 11') approx. Nicely proportioned Lounge with large front facing window allowing excellent natural light.

The Lounge is set on open plan with the kitchen and will be sold inclusive of the sofa and tv unit. Two built-in cupboards offer good storage facilities. Ceiling coving, light fitment, laminate flooring, fitted blinds.

The Kitchen is fitted with base and wall units with work surface space, inset sink unit and the freestanding Fridge, Cooker and Washing Machine will be included in the sale. There is a breakfast bar suitable for informal dining, which separates the lounge from the kitchen. Light fitment, laminate flooring, extractor fan, additional space for a freezer etc.

Double Bedroom: 3.35m x 3.04m (11' x 10') approx. The Double Bedroom enjoys lovely open City and Sea views to the rear and has the advantage of a built-in wardrobe. Further shelved recess, cupboard housing the boiler, light fitment, fitted carpet, telephone point. Bed to remain.

Shower Room: Centrally located, the Shower Room is fitted with a shower enclosure, w.c and wash hand basin. Shelved storage cupboard, light fitment, extractor fan, ceramic floor tiles, towel rail, medicine cabinet.

(Other Information)

All carpets and other floor finishes, fitted blinds, light fitments, furniture and white goods to be included in the sale.

(Outside)

On street parking may be available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. Interested parties should contact Aberdeen City Council.

The property has had roof repairs carried out and has a guarantee in place. There is also a new security door and security entrance system.

View this property here

https://www.aspc.co.uk/search/property/342751/216-Rosemount-Place/Aberdeen/

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