

Flat D, 7 Rosemount Square, Aberdeen, AB25 2UB

Price Over
£140,000

ASPC ref : 362565

4
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 88 m²
 EPC **D**
 Council Tax Band **B**



Arrange a viewing

07397 175864

01224-623400

(Alex Hutcheon + Co)

Alex Hutcheon + Co

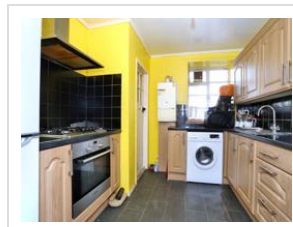
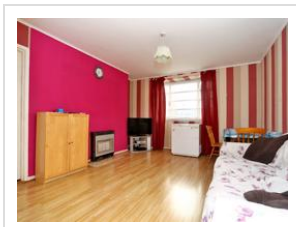
248 Union Street (Sales)
Aberdeen
AB10 1TN

Email:

mail@mortgageandproperty.co.uk

Website:

<http://www.mortgageandproperty.co.uk>



Property features:



We offer for sale this **FOUR BEDROOM FIRST FLOOR FLAT** situated within a well established listed granite building completed in 1948. The accommodation comprises of a spacious Lounge, fully fitted modern Kitchen with necessary appliances, four Double Bedrooms, Bathroom and private Balcony area. The property offers spacious family accommodation within a central location and is offered at a competitive asking price.

Rosemount Square is situated in the popular area of Rosemount 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 Travelling from the City Centre proceed onto Union Terrace and at the first set of traffic lights turn left onto Rosemount Viaduct. Continue on Rosemount Viaduct and thereafter onto South Mount Street, Rosemount Square is situated on the left hand side.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALLWAY: Entrance Hallway permitting access to the majority of the accommodation. Laminate flooring, security entry handset, overhead meter cupboard, light fitment.

LOUNGE: 14' x 12'2" approx. The Lounge offers spacious accommodation for a variety of furnishings. Access provided to Double Bedroom. Wired for Sky TV. Laminate flooring.

KITCHEN: 10'8" x 8'9" approx. The Kitchen is fitted with a range of modern wooden effect base and wall units creating ample storage space with co-ordinating work surfaces. Current white goods such as the Electric Oven, Gas Hob, Fridge/Freezer and Washing Machine are all to be included within the sale price. Light fitment, wall mounted boiler, vinyl flooring, built-in cupboard, access to private balcony area.

DOUBLE BEDROOM: 12'8" x 11'7" approx. The Largest of the Double Bedrooms offers fantastic space for a variety of furnishings. Fitted carpet, light fitment.

DOUBLE BEDROOM: 11'2" x 10'5" approx. Double Bedroom situated to the rear of the property. Laminate flooring, light fitment, built-in cupboard.

DOUBLE BEDROOM: 12'4" x 9'11" approx. Double Bedroom situated to the front of the property offering storage cupboard. Laminate flooring, light fitment.

DOUBLE BEDROOM: 11'10" x 9'5" approx. The final Double Bedroom is situated off from the Lounge and would also serve as a Dining Room of Family Room if required. Laminate flooring, light fitment.

BATHROOM: Bathroom fitted with white suite comprising a w.c., wash hand basin and fitted electric shower over the bath. Aqua panelling. Shower Screen. Vinyl flooring.

(OUTSIDE)

BALCONY: Private Balcony offering further storage space, currently utilised as a drying area.

PLAY AREA: Communal children's play area in the courtyard of the property.

EPC BANDING: "D".

PARKING: 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.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/362565/Flat-D--7-Rosemount-Square/Aberdeen/>

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