

**29 Mount Street,  
Aberdeen, AB25 2QX**


**Price Over  
£109,000**

ASPC ref : 364801

 2  1  1 50 m<sup>2</sup> EPC **D** Council Tax Band **C**



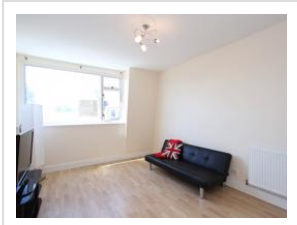
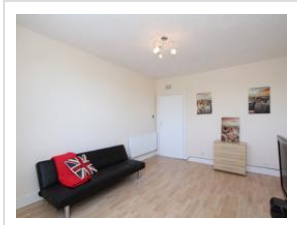
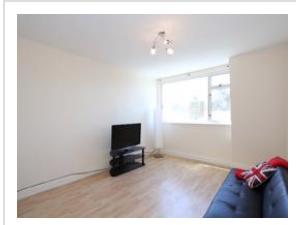
**Arrange a viewing**

 **01224 646565**  
(Burnett & Reid LLP)

**Burnett & Reid LLP**  
15 Golden Square (Property)  
Aberdeen  
AB10 1WF

**Email:**  
[property@burnett-reid.co.uk](mailto:property@burnett-reid.co.uk)

**Website:**  
<http://www.burnett-reid.co.uk>



Property features:

 Central heating	 Garden	 Parking
--	---	--

**TWO BEDROOM TOP FLOOR FLAT SITUATED IN A TRADITIONAL GRANITE BUILDING IN THE POPULAR ROSEMOUNT AREA**

We are pleased to offer for sale this **TWO BEDROOM TOP FLOOR FLAT**, located in a traditional granite building in the popular Rosemount area, within walking distance of the city centre. The spacious lounge is located to the front of the property and offers a light and airy living space. The well-appointed kitchen is located to the rear of the property and is fitted with a wide range of wall and base units. Bedroom one is particularly spacious with ample space for free standing furniture. Bedroom two is also of a good size with a built-in cupboard. The Shower Room benefits from a contemporary white three-piece suite and completes the accommodation.

Outside, parking is available to the front, and the rear garden is shared and laid to lawn. Additional storage is provided in the exclusive outhouse, shared wash house and shared loft, accessed in the communal landing.

The property benefits from gas central heating, double glazing with two brand new windows to the front, fitted in October 2019 and is

protected by a security entry system.

Included in the sale price are all floor coverings, curtains and light fittings, together with the white goods in the kitchen and all items of furniture,

Mount Street is located in the popular Rosemount area of Aberdeen and is well served by a wide range of amenities including local shops, banks and public transport facilities. The city centre is also near-by with its many additional amenities including restaurants, bars, the Central Library and His Majesty's Theatre. The popular Victoria and Westburn parks are within walking distance, and Aberdeen University, Foresterhill Hospital Complex and Aberdeen College are all within easy reach.

**DIRECTIONS:** Travelling west on Union Street turn right on to Rose Street and continue to the traffic lights. Turn right onto Skene Street and continue for a short while. Go through the traffic lights with Rosemount Viaduct and continue on to the roundabout. Take the first exit off the roundabout and continue to the next roundabout, in which you take the second exit onwards. Take the second left onto Rosemount Terrace and at the junction turn left into Westburn Road. Immediately after, take the next left onto Mount Street and number 29 is located on the left-hand side, clearly indicated by a Burnett & Reid 'For Sale' sign.

#### **THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALLWAY:** Hardwood exterior door. High level meter cupboard. Security entry handset. Smoke detector. Laminate wood effect flooring. Light fitting. Radiator.

**LOUNGE:** 14'08" x 11'02" approx. Great sized room with large front facing window flooding the room with natural light. Ample space for free standing furniture. Laminate wood effect flooring. Light fitting. Radiator.

**KITCHEN:** 11'00" x 7'11" approx. Well-appointed kitchen fitted with a wide range of wall and base units. Display shelving. Hygena oven and gas hob. Indecit automatic washing machine. Candy fridge freezer. Rear facing window. Tiled flooring. Light fitting. Radiator.

**BEDROOM ONE:** 14'08" x 9'00" approx. Particularly spacious double bedroom with large front facing window. Ample space for free standing furniture. Light fitting. Radiator.

**BEDROOM TWO:** 11'00" x 7'01" approx. Good-sized room with a rear facing window. Built in cupboard fitted with shelf and housing the central heating boiler. Light fitting. Radiator.

**SHOWER ROOM:** Fitted with a contemporary white three-piece suite comprising w.c. with concealed cistern, wash hand basin set in vanity unit and shower cubicle with glass door. Wall mirror. Aqua panelling. Extractor fan. Tiled flooring. Four downlights. Chrome ladder style radiator.

**OUTSIDE: To the front:** On street permit parking.

**To the Rear:** Shared rear garden laid mainly to lawn. Exclusive outhouse. Shared washhouse.

**LOFT:** Excellent additional storage space, shared between the three flats.

**COUNCIL TAX:** Band C

**EPC RATING:** Band D

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

<https://www.aspc.co.uk/search/property/364801/29-Mount-Street/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.