94a Rosemount Place,

Aberdeen, AB25 2XN

Price Over

£152,000

Under offer

2 | 1 | 1 | 84 m² | EPC **D** | Council Tax Band **C**

Contact Seller

Mr Grigorevskiy

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Contact Solicitor

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Features Garden

Description

A well maintained **two bedroom first floor flat** located in the cenral but quiet location of rosemount.

We are delighted to present this well maintained **two bedroom first floor flat** located in the central but quiet location of Rosemount. The property occupies the whole of the first floor of a well maintained, traditional granite building. The property benefits from gas central heating and double glazing. The accommodation comprises; an entrance hallway with storage cupboard and access to all rooms; the lounge is spacious, bright and airy benefitting from a large window, log burner and has ample space for furniture; the kitchen has recently been redecorated, is well proportioned and is fitted with a good range of wall and base units with contrasting work tops, integrated gas hob with oven below and extractor fan above, stainless steel sink, under counter dishwasher, washing machine and a free standing fridge and freezer; bedroom one is a well proportioned large double room providing ample space for free standing furniture and also benefits from a shelved storage cupboard; bedroom two is a good sized double room with a large window to front and also boasts space for free standing

furniture. There is an additional storage room which contains coat rails and shelves; the recently refubished bathroom is fitted with a two piece white suite comprising of WC and wash hand basin set in a vanity unit and a separate electric shower cubicle.

Location Rosemount is a desirable location with its own range of excellent amenities including a variety of individual shops and a Sainsbury's supermarket. There are also good recreational facilities and it is well placed for access to the Royal Aberdeen Hospital complex and also Cornhill Hospital. The area is served by good public transport facilities making many parts of Aberdeen easily accessible, and if you are looking to commute both north and south of the city a short drive leads you to the main Aberdeen ring road.

Directions

Leaving Union Street via Union Terrace, turn left at the end on to Rosemount Viaduct. Continue ahead on to South Mount Street and turn left at the traffic lights on to Rosemount Place. Number 94a is located ahead on the right hand side, with the building being set back off the road and accessed via a gated archway.

Accommodation comprises

Vestibule: 3.59m x 1.85m (11'9" x 6'1") approx.

Lounge: 4.81m x 4.32m (15'9" x 14'2") approx.

Kitchen/Diner: 3.27m x 2.67m (10'9"x 8'9") approx.

Bedroom One: 3.93m x 3.88m (12'11" x 12'9") approx.

Bedroom Two: 3.99m x 3.29m (13'1" x 10'9") approx.

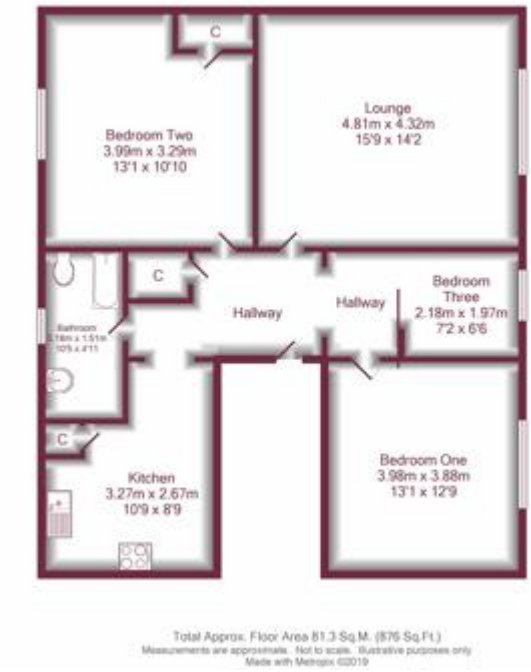
Storage Room: 2.18m x 1.97m (7'2" x 6'6") approx.

Bathroom: 3.18m x 1.51m (10'5" x 4'11") approx.

(Outside)

The rear garden of the property is mainly laid to lawn with an area of paved patio stones. There is also a shared drying green area, a wash-house and an exclusive coal cellar.

Floorplan



Total Approx. Floor Area 81.3 Sq.M. (876 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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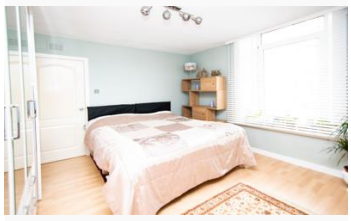
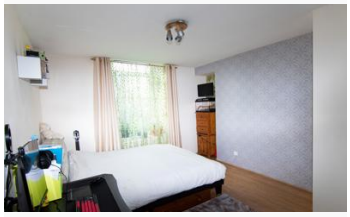
Photo gallery





View this property here

https://www.aspc.co.uk/search/property/378623/94a-Rosemount-Place/Aberdeen/

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