

# 16 View Terrace, Rosemount, Aberdeen, AB25 2RR

Price Over  
**£139,000**

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## Contact Solicitor

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## Features

## Description

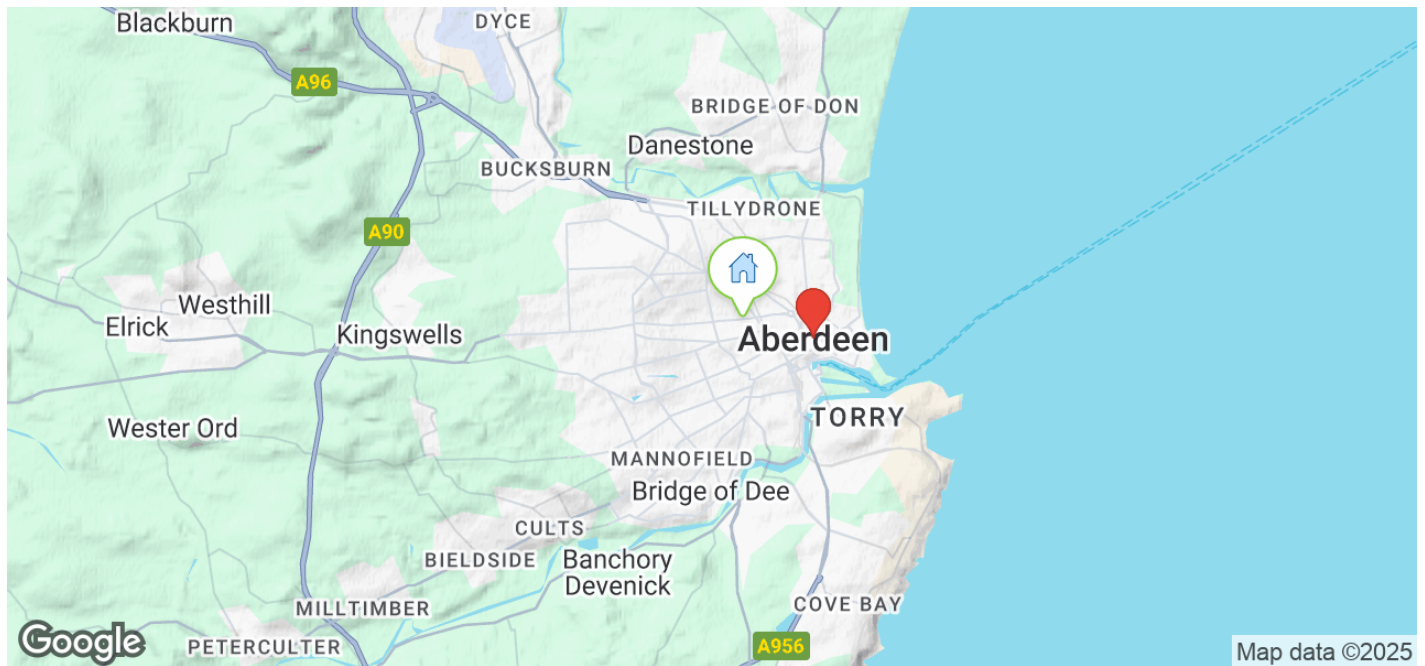
Enjoying a prime location within the much sought after Rosemount area of the city, we are delighted to offer for sale this delightful **two bedroom top floor flat** occupying the whole of the top floor of a traditional granite secured property. The subjects offer an excellent standard of accommodation with bright and airy rooms and benefiting from gas central heating and upvc double glazing. Desirable features include real wood flooring in most rooms, large, low level windows in the lounge and bedrooms which allow an abundance of natural light to flood through, along with an unusual self contained staircase leading to the top floor. The accommodation comprises spacious hallway with access to all rooms, attractive lounge with excellent roof top views, a modern well fitted dining kitchen, good sized bedrooms and shower room. All floor coverings, curtains, light fittings and domestic appliances are to be included in the sale. Outside to the rear is a shared drying green, an exclusive area of garden ground, exclusive cellar and shared outhouse. Permit parking is available to the front of the property upon application to the local council.

This charming property is advertised below valuation price for quick sale, therefore early viewing is advised to save disappointment.

**Location** Situated in the Rosemount area of the city, there are a variety of specialist shops on the doorstep together with a range of pubs, restaurants and convenience stores, and the city centre is within walking distance, with public transport nearby providing access to other areas of town. His Majesty's Theatre, Central Library and Union Terrace Gardens are also within easy reach, as well as the Westburn and Victorian Parks.

## Directions

From Union Street turn left onto Union Terrace and continue onto Rosemount Viaduct and South Mount Street thereafter. Proceed straight ahead at the traffic lights into Mount Street turning left into West Mount Street and left again into View Terrace. No 16 is a short distance ahead on the left hand side.



## Accommodation comprises

**Entrance Hall:** A communal staircase leads to the first floor where a hardwood door then in turn provides access to a self contained carpeted staircase leading to the upper hall. A window to the rear draws in ample natural light. Coat hooks and pegs.

**Upper Hall:** The spacious upper hall provides access to all accommodation and has been further enhanced by solid wood flooring. Telephone point.

**Lounge:** 4.14m x 3.17m (13'7" x 10'5") approx. A Georgian style door leads to the lounge which exudes a light and airy atmosphere with large low level window to the front providing excellent roof top views. Solid wood flooring. T.V point. Brass effect downlighters.

**Dining Kitchen:** 4.64m x 1.95m (15'3" x 6'5") approx. The well appointed kitchen is well fitted with a range of modern white gloss wall and base units and granite effect work surfaces incorporating the stainless steel sink and drainer. Pine panelled walls and ceiling. Ample space for dining table and chairs. The free standing cooker, fridge/freezer and automatic washing machine are to be included in the sale price. Window to the rear.

**Bedroom 1:** 3.75m x 2.54m (12'4" x 8'4") approx. An excellent sized double bedroom, with low level window providing excellent views. There is ample space for a wide range of free standing furniture. Real wood flooring.

**Bedroom 2:** 2.79m x 1.87m (9'2" x 6'2") approx. A good sized second bedroom, providing open views to the rear. Real wood flooring. Built-in storage cupboard housing the gas boiler.

**Shower Room:** The shower room is fitted with a white three piece suite comprising shower cubicle with Triton electric shower, wc and wash hand basin. Wall mirror with light above. Wood panelling on one wall with ceiling to floor tiling on remaining walls. Mahogany effect mirrored medicine cabinet.

### **(Outside)**

There is an exclusive area of garden ground to the rear, along with a communal drying green, exclusive storage cellar and shared outhouse. A permit, providing on street metered parking is thought available to purchase from Aberdeen City Council.

#### **View this property here**

<https://www.aspc.co.uk/search/property/337366/16-View-Terrace/Aberdeen/>

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