

25 Rosemount Place, Aberdeen, AB25 2XA

Price Over
£60,000

Under offer

 1  1  1   37 m² EPC D Council Tax Band B



Contact Solicitor

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Features



Garden

Description

Situated in the popular Rosemount area of Aberdeen, we offer for sale this attractive **one bedroom flat** which is located on the ground floor (left) of a traditional granite property. The flat is presented in good order throughout making it a perfect first time purchase, with the lounge/dining room/kitchen being on open plan. The lounge/dining room has laminate wooden flooring, window to front and an arched alcove with lower storage cupboard. The kitchen features a good range of base and wall units, contrasting work surfaces, matching splashbacking, integrated stainless steel sink with mixer tap, built-in oven, ceramic hob, overhead extractor hood and dishwasher. To the rear of the property is the double bedroom which provides excellent space for a range of free standing furniture. To complete the property is the shower room which has an Aqua panelled shower cubicle with hand held and raindrop over shower, wash hand basin and WC set into unit finished with large wall mirror to rear. The hall has a shelved cupboard accommodating a washing machine and fridge.

The property is serviced by full gas central heating, double glazing and is secured by an entry system.

Location Rosemount is a popular location with its own range of excellent local amenities. It is particularly convenient for those studying or working at Aberdeen University and Aberdeen Royal Hospital complex. The area has good public transport and is within easy walking distance of George Street and thereafter the Bon Accord Centre with its wider range of shopping, recreational and leisure amenities.

Directions

Travelling from Union Street continue onto Union Terrace, at the first set of traffic lights turn left onto Rosemount Viaduct, continue straight through the next set onto South Mount Street and at the top of South Mount Street turn right at the lights onto Rosemount Place. No. 25 is situated a short distance along on the right hand side, just before Hill Street.



Accommodation comprises

Hall

Lounge/Dining Room/ Kitchen: 4.42m x 4.19m (14'6" x 13'9") approx.

Bedroom: 3.66m x 3.1m (12' x 10'2") approx.

Shower Room: 2.62m x 1.91m (8'7" x 6'3") approx.

(Outside)

It has an exclusive garden to front laid to gravel area with a shared garden to rear and exclusive outhouse.

View this property here

<https://www.aspc.co.uk/search/property/357320/25-Rosemount-Place/Aberdeen/>

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