

Flat 4, 11 Rosemount Viaduct,
Aberdeen, AB25 1NE

Price Around
£104,000

Under offer

 **2**  **1**  **1**   **60 m²** EPC **E** Council Tax Band **B**



Contact Solicitor

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Features

Description

We are delighted to offer for sale this **second floor two bedroomed flat** situated in the heart of the city centre with far reaching views across the city skyline. The property forms part of a traditional granite building protected by a security entry system and benefits from high ceilings, pitch pine doors and bay window frontage. Upon entering, a hallway leads to the generously proportioned lounge, and the spacious and well equipped dining kitchen to the rear. There are two double bedrooms and a centrally set bathroom with electric shower over bath completes the layout. The property has the shared use of a cupboard in the communal hallway and a lockable storage cellar at the rear. With a wealth of amenities on its door step and excellent public transport links across the city and beyond, early viewing is recommended.

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within

walking distance, along with lovely cafes and local craft shops. The city centre is some ten minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.

Communal Hall The communal hallways are well maintained and protected by a secure entry system. A door gives access to the rear where there is an area laid with concrete.

Hall The spacious hallway with high ceiling has neutral décor, complementing carpeting and traditional pitch pine doors give access to the accommodation. A large shelved cupboard provides storage. Smoke detector. Security entry handset.

Lounge 14'3" x 11'8" [4.37m x 3.61m] approx. With a bay window to the front enjoying open views, this well proportioned lounge is tastefully presented in neutral décor with complementing carpeting. The room has a high ceiling with plaster cornice and a fire surround houses an electric fire with shelved recesses at either side. There is ample floor space for a range of free standing furniture.

Dining Kitchen 13'2" x 12'0" [4.04m x 3.67m] approx. This smart dining kitchen is fitted with a good range of wood effect wall and base units edged with splash back tiling and topped with contrasting work surface incorporating a 1.5 stainless steel sink with drainer and mixer tap and an integrated electric hob with chimney hood above and oven below. Well equipped with an integrated fridge/freezer, dishwasher and washing machine. There is plenty space for a table and chairs an upholstered window seat below the window to the rear, neutral décor and tile effect vinyl flooring.

Bedroom 1 13'8" x 7'4" [4.23m x 2.28m] approx. Enjoying a private rear aspect, this double bedroom is presented in neutral décor with complementing carpeting. There is ample floor space for required bedroom furniture.

Bedroom 2 12'3" x 7'5" [3.76m x 2.28m] approx. This double bedroom is located to the front of the property and is presented in neutral décor with complementing carpeting. Storage is provided by a wardrobe with hanging and shelving space.

Bathroom 7'3" x 5'3" [2.20m x 1.62m] approx. Centrally set, and fitted with a three piece white suite comprising a w.c., pedestal wash hand basin and bath with electric shower above. Recessed cupboards provide a good amount of storage and there is decorative splash back tiling around the bath and sink area. Vinyl floor tiles and neutral décor.

Outside To the rear is an area laid to concrete which is well tended and there is an exclusive storage cellar. The property also has the shared use of a cupboard in the communal hallway.

Notes Part double glazed. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds along with appliances. Items of furniture are available by separate negotiation.



View this property here

<https://www.aspc.co.uk/search/property/362572/Flat-4--11-Rosemount-Viaduct/Aberdeen/>

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