



29 Richmond Court, Rosemount,
Aberdeen, AB25 2WE

Offers Over £169,000

peterkins



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- Deceptively Spacious Ground Floor Flat
- Generously Proportioned Living Room
- Well Equipped Kitchen with Appliances
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Extensive Internal Storage
- Allocated Parking Space
- Communal Landscaped Garden Grounds

Viewing contact Peterkins
on (01224) 428100

Ref: 32769/3
EPC: Band C

Description:

We are delighted to offer for sale this **deceptively spacious three bedroom ground floor flat** which forms part of a modern purpose built development within the sought after Rosemount area of the city. The property boasts extensive internal storage and is well presented with fresh décor and newly laid carpets in the bedrooms. The discerning purchaser will no doubt be impressed with the level accommodation on offer which comprises of: Entrance vestibule; hallway; generously proportioned living room; well equipped kitchen with appliances; master bedroom with en-suite shower room; three double bedrooms; bathroom with an over bath shower. Outside there are communal landscaped garden grounds and an allocated parking space within the secure resident's car park. The property benefits from a security entry system, gas central heating system and double glazing. The fitted flooring, white goods and light fittings will be included in the sale.

Location:

Richmond Court is located within the ever-popular Rosemount area of town and is extremely convenient for the City Centre. Rosemount is well known for the wide variety of independent shops and express supermarkets close by. The open spaces and lovely garden areas in Victoria Park is on the doorstep of the flat and Westburn Park is also a very short walk away. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex, whilst there are excellent public transport links nearby. Most parts of the city are readily and easily accessible via good road links.

Directions:

From the West End of Union Street take the last turning on the right onto Rose Street and follow the road proceeding ahead through the traffic lights onto Esslemont Avenue. Turn right at the T-junction onto Rosemount Place then take the fourth road on the left onto Richmond Terrace. At the end of the road turn right onto West Mount Street then right again onto Mount Street. Richmond Court is situated on the right and number 29 is indicated by our "For Sale" sign.

Entrance:

The well maintained communal entrance is accessed via a security entry system and has a staircase leading to all floors.

Entrance Vestibule:

A hardwood exterior door gives access to the entrance vestibule; two large built-in storage cupboards; electric meter cupboard; wall mounted door entry handset; halogen light fitting; laminate flooring.

Hallway:

Spacious hallway with two built-in shelved storage cupboards; radiator; smoke detector; halogen light fitting; laminate flooring.

Living Room: 17'8 x 15'11 (5.38m x 4.85m) approx.

The generously proportioned living room is positioned to the front of the property and boasts a superb triple formation window; television and telephone points; two radiators; smoke detector; halogen light fitting; door leading to the kitchen.

Kitchen: 12'0 x 8'11 (3.67m x 2.72m) approx.

Well equipped kitchen fitted with an excellent range of white base and wall mounted cabinet linked by co-ordinated work surfaces and ceramic wall tiles; sink and drainer with a mixer tap; gas hob with a chimney style extractor hood above; built-in oven; fridge/freezer; washer/dryer; window with a front aspect; built-in shelved storage cupboard; central heating boiler; heat detector; halogen strip light fitting; laminate flooring.



Master Bedroom: 12'6 x 10'8 (3.82m x 3.24m) approx.

Bright and airy master bedroom with a window to the side of the flat; television point; radiator; smoke detector; halogen light fitting; newly installed carpet; door leading to the en-suite shower room.

En-Suite Shower Room:

The fully tiled en-suite shower room is fitted with a white three-piece suite comprising of: W.C., wall hung sink and shower unit complete with an electric shower; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Bedroom 2: 12'6 x 10'8 (3.82m x 3.26m) approx.

Generous second double bedroom again with a window to the side of the property; television point; smoke detector; halogen light fitting; newly installed carpet.

Bedroom 3: 12'6 x 10'4 (3.82m x 3.15m) approx.

Good sized third double bedroom again with a side aspect; television point; smoke detector; halogen light fitting; newly installed carpet.

Bathroom:

The bathroom is fully tiled and is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an electric shower and glass shower screen; free standing vanity unit; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Outside:

The communal landscaped garden grounds are maintained by the Factor for the development.

Parking:

There is an allocated parking space within the resident's secure car park to the side of the property. There is additional on street permit parking available on Mount Street, residents can apply for a permit from Aberdeen City Council.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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