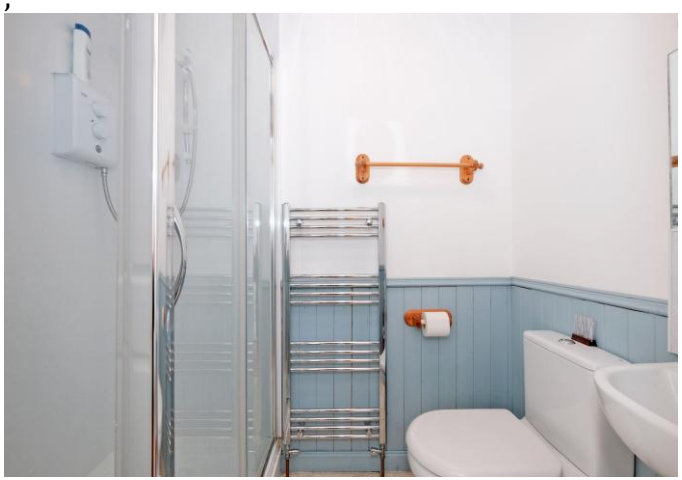
Flat 6, 25 Rosemount Place,
Aberdeen, AB25 2XA

Fixed Price £75,000

peterkins



Flat 6, 25 Rosemount Place, Aberdeen, AB25 2XA

Fixed Price £75,000

- Second Floor Flat in Popular City Location
- Living Room & Kitchen on Semi-Open Plan
- One Double Bedroom
- One Single Bedroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- Exclusive Outhouse
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 36998/3

EPC: Band C

Description:

We are pleased to offer for sale this **two bedroom, second floor flat,** which forms part of a traditional granite building with the communal areas protected by a security entry system. The property enjoys a pleasant position and is within easy access of the City Centre and all local amenities. The flat itself offers bright and airy accommodation comprising of: Hallway; living room and kitchen on semi-open plan; one double bedroom; one single bedroom; shower room. Outside there is on street permit parking and a wonderful, shared garden to rear of the building with an exclusive outhouse. Heating is provided by a gas central heating system, and all windows are double-glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Rosemount Place is situated within the ever-popular Rosemount area of city, which is well known for the wide variety of independent shops and express supermarkets. The open spaces and lovely garden areas in Victoria Park and Westburn Park are within a very short walk away. The property is also particularly convenient for easy access to the City Centre and the nearby Foresterhill Hospital complex. In addition, there are excellent public transport links nearby and most parts of the city are easily accessible via good road links.

Directions:

From the West End of Union Street, take the last road on the right onto Rose Street and at the traffic lights continue straight ahead onto Esslemont Avenue. At the end of the road turn right onto Rosemount Place and number 25 is located come distance along on the right-hand side as indicated by our 'For Sale' sign.

The accommodation comprises of:-

Communal Entrance:

The well-maintained communal entrance is accessed via a security entry system with staircase leading to the uppers floors.

Hallway:

An exterior door gives access to the hallway; recess; wall mounted security door entry handset; telephone point; radiator; smoke detector; ceiling cornice; pendant; light fitting; wood floor.

Living Room: 13'0 x 10'1 (3.96m x 3.07m) approx.

Bright and airy living room with a window to the front of the property fitted with a "Venetian" blind; recess; television point; radiator; ceiling cornice; two ceiling light fittings; wooden floor.

Kitchen: 9'7 x 7'6 (2.93m x 2.29m) approx.

The fitted kitchen is on semi open plan to the living room and has beech effect base and wall mounted cabinets; co-ordinated work surfaces and upstands; ceramic wall tiles; stainless steel sink and drainer; electric cooker with a chimney style extractor hood above; fridge; freezer; washing machine; shelved recess; two double wall lights; heat detector; extractor fan; halogen strip light; tile effect laminate flooring.

Bedroom 1: 13’4 x 9’4 (4.07m x 2.84m) approx.

Good sized double bedroom with a rear garden aspect; window fitted with a “Venetian” blind; built-in double wardrobe with sliding doors provides good hanging and storage space and houses the central heating boiler; traditional clothes pully; radiator; ceiling cornice; pendant light fitting; wood flooring.

Bedroom 2: 12’7 x 5’11 (3.84m x 1.80m) approx.

Spacious single bedroom with a window to the front of the flat; built-in wardrobe with louvre doors; low level built-in cupboard housing the electric and gas meters; radiator; traditional clothes pully; wall light; pendant light fitting; wood floor.

Shower Room:

The centrally positioned shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and an aqua panelled shower unit completed with an electric shower; aqua panelled splashback behind sink; half height panelled walls; wall mirror; chrome ladder style towel rail; extractor fan; ceiling light fitting; vinyl flooring.

Outside:

The lovely, shared garden to rear of the building is mainly laid to grass with decorative borders stocked with a variety of well-established shrubs and seasonal plants. In addition, there is a paved patio area and an exclusive outhouse.

Parking:

There is on street permit parking on Rosemount Place, residents can apply for a parking permit from Aberdeen City Council for which an annual fee is charged.

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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