



13 South Mount Street,  
Aberdeen, AB25 2TN

FIXED PRICE £50,000  
£5,000 BELOW MARKET VALUE, AS AT  
29.10.2025.

**peterkins**



13 South Mount Street,  
Aberdeen,  
AB25 2TN

FIXED PRICE -  
£5,000 BELOW MARKET VALUE,  
AS AT 29.10.2025

- Excellent Top Floor Attic Flat
- Ideal for a First-Time Buyer or Buy-To-Let Investor
- Spacious Living Room
- Galley Style Kitchen with Appliances
- One Double Bedroom with Built-In Wardrobes
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Rear Garden
- On Street Permit Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 47694/1

EPC: C

Council Tax: Band A

Floor Area: 36m<sup>2</sup>

Tenure: Ownership

#### Description:

We are pleased to offer for sale this excellent **one-bedroom top floor attic flat** which forms part of a granite building within the Rosemount area of the city. The property is well-presented and would make an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: "L"-shaped hallway with loft access; spacious living room; galley style kitchen with appliances; one double bedroom with built-in wardrobes; modern shower room. Outside there is a communal rear garden and on street permit parking. 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. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

#### Location:

South Mount Street 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 right onto South Mount Street. Number 13A is located on the right-hand side of the road as indicated by our "For Sale" sign.

#### Entrance:

The shared entrance is accessed from the rear of the building; a staircase leads to the upper floor.

#### Hallway:

A hardwood exterior door gives access to the "L" shaped hallway with all accommodation leading off; wall mounted door entry handset; coat hooks; hatch to the loft; smoke detector; pendant light fitting; fitted carpet.

#### Living Room: 14'2 x 11'3 (4.14m x 3.43m) approx. at widest points.

Spacious living room with a front aspect; space for a dining table and chairs; radiator; smoke detector; three branch ceiling light fitting; fitted carpet.

#### Kitchen: 16'2 x 3'6 (4.92m x 1.07m) approx.

The galley style kitchen is fitted with a good range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; electric cooker with a stainless steel extractor hood above; fridge; washing machine; built-in cupboard housing the central heating boiler and electric meter; window to the rear of the property; wall mounted central heating controls; radiator; heat and CO detectors; halogen light fitting; vinyl flooring.



#### Bedroom 1: 10'10 x 9'0 (3.29m x 2.74m) approx.

Bright and airy bedroom with a triple formation window fitted with a "Roman" blind overlooking the communal rear garden; built-in wardrobe with additional storage above; radiator; pendant light fitting; fitted carpet.

#### Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and an aqua panelled shower unit complete with a mixer shower; splashback tiling behind sink; built-in storage cupboard; wall mounted mirror together with an additional pull-out cosmetic mirror; radiator; extractor fan; ceiling light fitting; vinyl flooring.

#### Outside:

There is a communal garden to the rear of the building which is mainly laid to grass; gas meter.

#### Parking:

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](mailto: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.

# peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)