



21 (FFR) Rosemount Place, Aberdeen AB25 2XA

Offers over £69,000

WELL PRESENTED AND SPACIOUS ONE BEDROOM FIRST FLOOR FLAT

Stronachs

# 21 (FFR) Rosemount Place, Aberdeen AB25 2XA

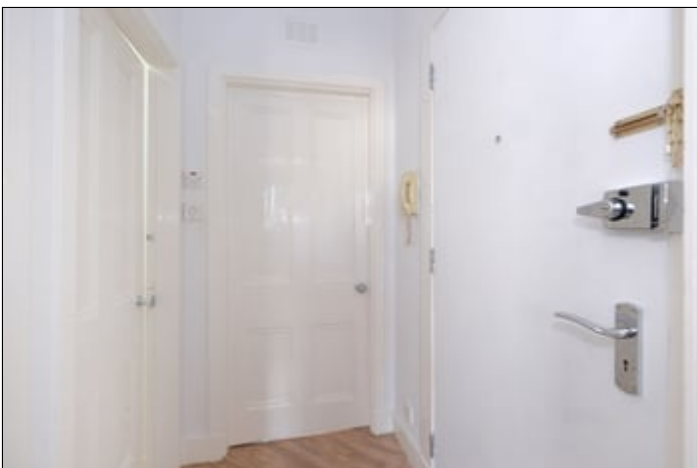
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SPACIOUS AND WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT. Situated within a traditional granite tenement, the communal areas are clean and well maintained, and there is a shared garden and exclusive coal cellar in the basement. Benefitting from security entry system, gas central heating (with remote access control) and double glazing, the accommodation comprises: Entrance Hall; lovely Lounge to front; modern Dining Kitchen; generous Bedroom with excellent storage; and Shower Room. The property is tastefully decorated throughout and is bathed in natural light. This is an ideal first time buy or investment opportunity, as some of the furniture is also available.

Rosemount is a vibrant area of Aberdeen, within easy walking distance of the City Centre and a wide range of excellent amenities on offer locally. These include an interesting variety of specialist shops and cafes, leisure and recreational activities at Victoria and Westburn Parks, the hospital complexes at Foresterhill and Cornhill, and excellent road links ensuring ease of access to the oil-related offices at Hill of Rubislaw, Kingswells and Westhill. On street parking is available on purchasing a residents permit from the Local Authority.

## ENTRANCE HALL



Bright Entrance Hall with ceiling light fitting and smoke alarm, and shelved storage cupboard which also houses the meters. Security Entrance system handset.



## LOUNGE 12' 3" X 12' 3" (3.73M X 3.73M)



Lovely Lounge situated to the front of the property, tastefully decorated with window allowing natural light. The sofa bed with built-in storage is included in the sale. Ceiling light fitting, central heating radiator and television point. Control panel for remote heating system.

## DINING KITCHEN 12' 2" X 6' 8" (3.71M X 2.03M)



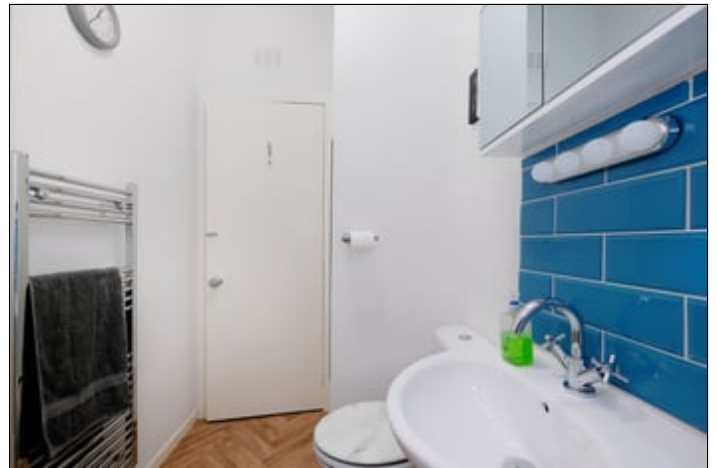
This super Kitchen is fitted with a quality range of high gloss wall and base units, with complementing work surfaces and modern tiled splashback. The integrated appliances include washing machine, oven, hob and extractor hood. Free standing fridge/freezer and microwave are to remain. There is ample space for dining, and window to the front allows natural light.

## BEDROOM 10' 3" X 9' 9" (3.12M X 2.97M)



Light and airy Double Bedroom with window overlooking the gardens to the rear, with fantastic wall to wall built-in wardrobes allowing excellent hanging and shelf storage, with mirrored sliding doors. Please note the Bedroom furniture is all to remain. Ceiling light fitting, central heating radiator and telephone point.

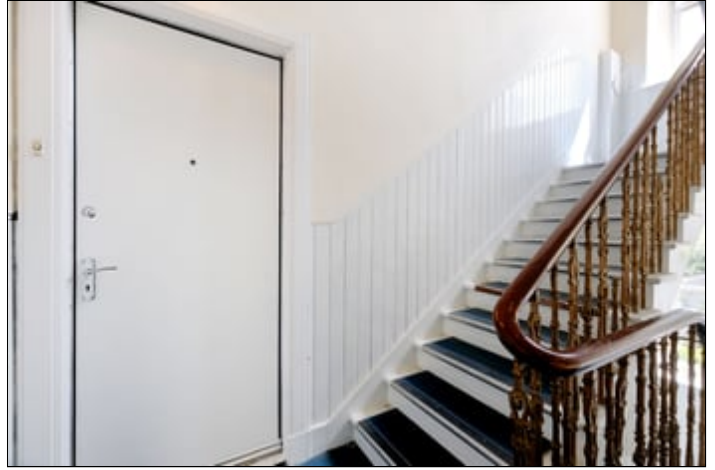
## SHOWER ROOM



Partially tiled and fitted with a three piece suite comprising toilet pedestal, wash hand basin and walk in shower. There is also a generous airing cupboard. Ceiling light fitting, extractor fan, and chrome ladder style radiator.



## EXTERNAL



The communal hallways are clean and well maintained. To the rear is a shared drying green area. Steps lead down to under the building where there is a shared wash house and exclusive coal cellar.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the sofa/bed ottoman in the Lounge, the Bedroom furniture, the fridge freezer, microwave and integrated appliances, and the usual fixtures and fittings in the Shower Room.

**COUNCIL TAX BAND - B**

**EPC BANDING - C**















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