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LAW PRACTICE

Flat 1, 120 Rosemount Place, Aberdeen AB25 2YW
£199,000 fixed price

Property summary

We are delighted to offer for sale this well presented **two bedroom ground floor apartment** which forms part of an exclusive development of 9 apartments situated in the popular Rosemount area of the City. Formerly Rutherford Church (Category C Listed Building) the Building has been imaginatively converted combining the classic external appearance of a traditional granite building with the benefits of a modern internal layout and specification. The décor is smart and modern and complimented by the choice of floor coverings and internal doors.

The accommodation, over 2 floors, comprises Entrance Vestibule, good sized living/dining/kitchen fitted with a range of quality fixtures and appliances with ample space for dining and relaxing. Master Bedroom with En-Suite Shower Room, further good sized Double Bedroom and Bathroom with 3 piece suite and overbath shower. All room sizes are generous. The property boasts good storage accommodation with built-in wardrobes in both double bedrooms. The Building is well maintained internally and externally with access monitored by a security entry system.

The level of accommodation and the quality of finish, materials, fitment, decoration and appliances can only be appreciated by viewing.

Location The property is conveniently located for the hospital campus at Foresterhill, local shops at Rosemount, Westburn and Victoria Parks and the City Centre, all of which are within easy walking distance. A regular bus service to and from the City Centre is available on Rosemount Place.

(Other Information)

A formal factor arrangement is in place for the upkeep of the Apartment Building. A factoring fee is payable.

All quality fitted floor coverings, curtains and blinds and most kitchen appliances (where listed) are included in the sale. The existing items of furniture can be included in the sale making this an ideal first time buy or Buy to Let opportunity.

From Union Street travel along Union Terrace to the first set of traffic lights and turn left onto Rosemount Viaduct. Continue over the next set of traffic lights and continue up the viaduct to the next set of lights turning left onto Rosemount Place. Number 120 is situated on the right hand side on the corner of Rosemount Place and Loanhead Terrace.

Full details

Type: Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking

Council Tax Band: D

Communal Entrance: The communal areas are well presented with internal lighting and smoke detectors.

Entrance Vestibule: A welcoming Entrance Hall with access to the Ground Floor accommodation with a carpeted staircase leading to the Upper Floors. Exterior door. Grey oak laminate flooring. Cupboard with space and plumbing for washing machine and housing the consumer unit. Ceiling downlighter. Power point. Security entry telephone.

Living/Dining/Kitchen: 6.14m x 3.81m (20'2" x 12'6") approx. A bright and spacious "living area" ideal for modern living. Two front facing windows with 2 further high level front facing windows all fitted with Roman blinds. Grey grain effect laminate flooring. Radiator. Wall lights. Ample power points. TV aerial point. Central heating thermostat.

The kitchen area is fully fitted with a range of quality base and eye level storage units with quartz work surfaces and upturns. Stainless steel sink and drainer with mixer tap. NEFF induction hob with stainless steel splashback and extractor hood above. NEFF electric oven. Integrated NEFF fridge and freezer. Integrated NEFF dishwasher. Ceiling downlighters. Complimentary unit lighting. Ample power points.

(Upper Floor)

Carpeted stairs lead from the Entrance Vestibule to the Upper Floor landing which is in 2 sections. Ceiling downlighters. Radiator. Power point.

Master Bedroom: 5.43m x 3.30m (17'10" x 10'10") approx. The Master Bedroom with En-Suite Shower Room. Floor to ceiling cathedral shaped front facing window with net screens and full length curtains. Built-in wardrobes with sliding doors providing considerable hanging and storage space. Wall mounted TV. Ceiling downlighters. Radiator. Ample power points. Telephone point.

En-Suite Shower Room: Corner set shower cubicle. White WC and wash-hand basin. Full ceramic wall and floor tiling. Medicine cabinet. Chrome ladder style heated towel rail. Ceiling downlighters. Extractor fan.

Double Bedroom 2: 4.26m x 3.96m (14'0" x 13'0") approx. Another good sized double bedroom with front facing window. Roman blind. Fitted carpet. Built-in wardrobe with hanging rail and shelf. Deep storage cupboard. Ample power points. Ceiling downlighters. Wall/bed lights. Wall mounted TV.

Bathroom: Fitted with a white 3 piece suite. Mains shower over bath. Shower curtain. Full ceramic floor and wall tiling. Wash-hand basin recessed in vanity unit with storage in lower section. Medicine cabinet. Chrome ladder style heated towel rail. Ceiling downlighters. Extractor

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fan.

(Outside)

There is an allocated car parking space in the under-building car park which is accessed from an electrically operated gate off Loanhead Terrace. Internal door from car park to Apartment Building. Internal mail boxes.

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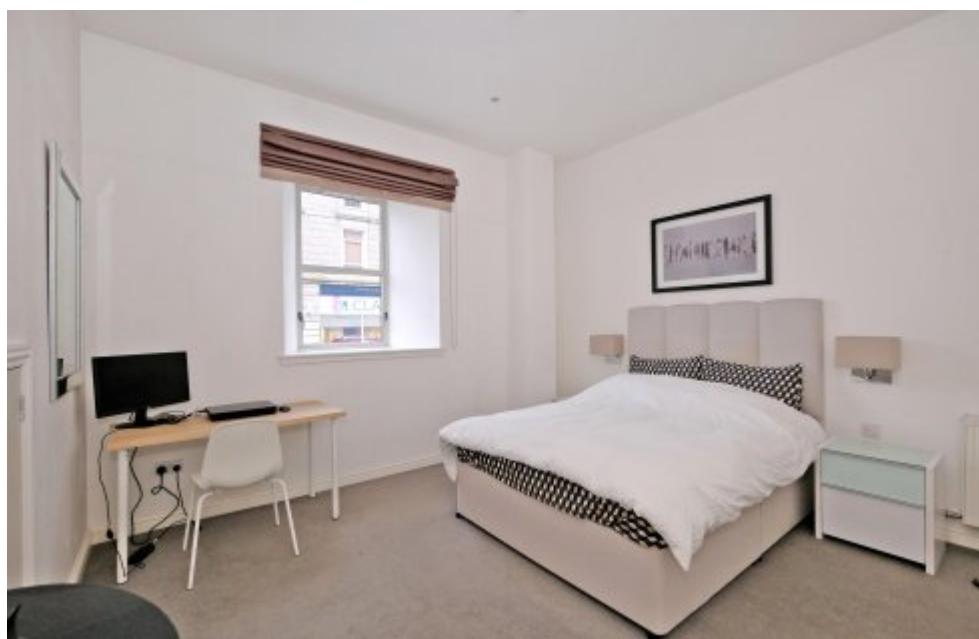
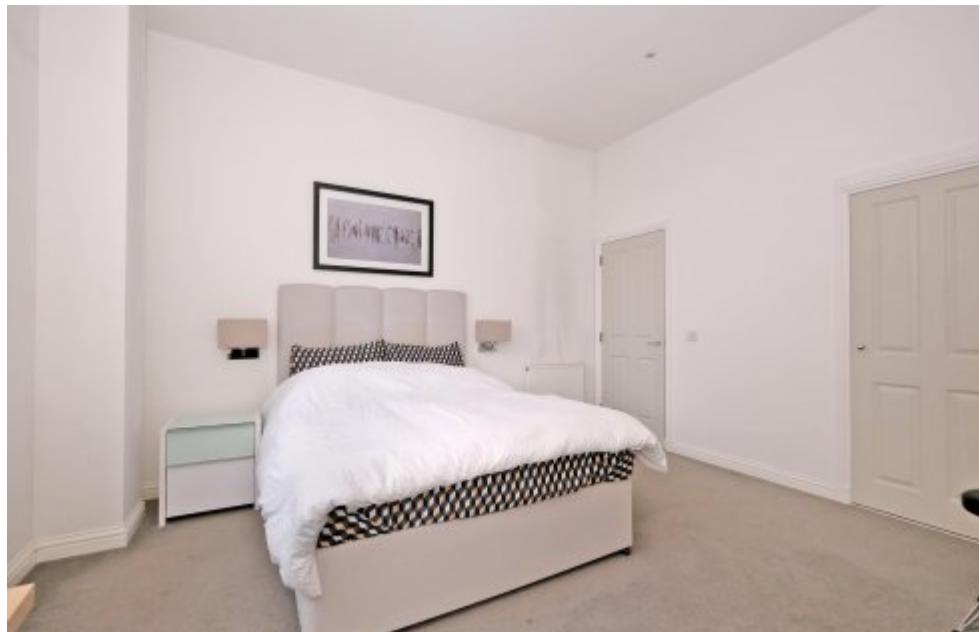
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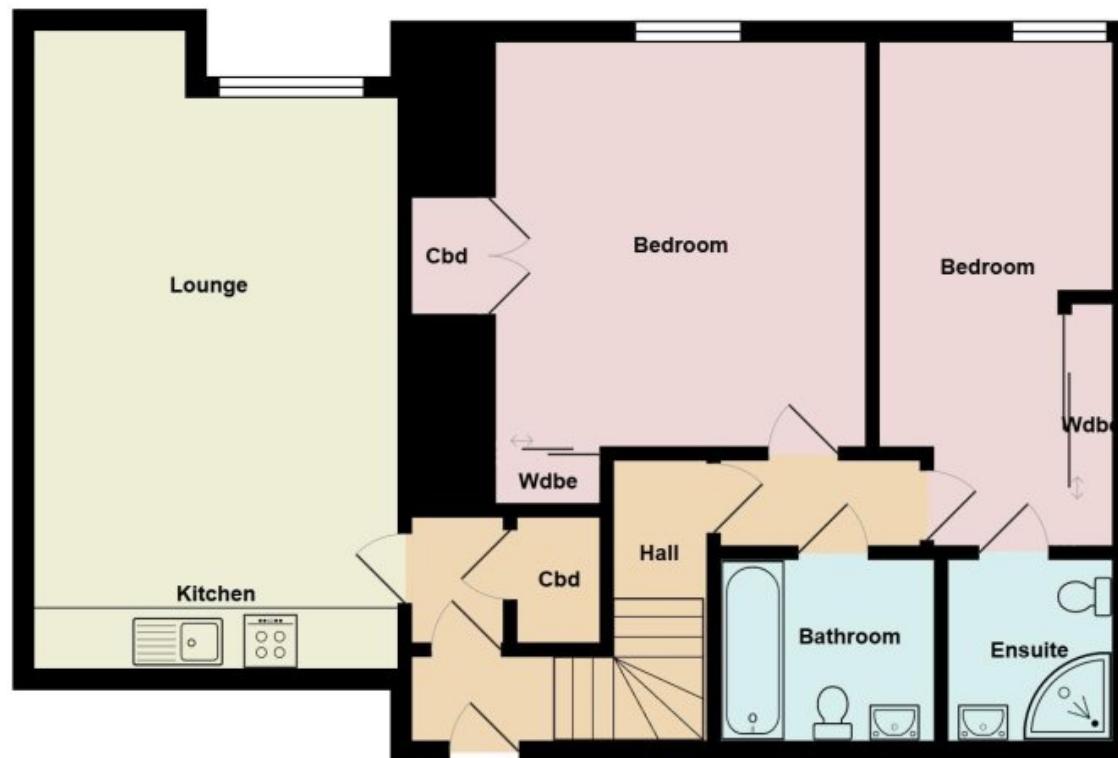








120 Rosemount Place, Flat 1



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