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65C ROSEMOUNT VIADUCT, ABERDEEN, AB25 1NR



**Traditional Granite Second Floor One
Bedroomed City Centre Flat**

OFFERS AROUND
£60,000

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Accommodation Overview

Communal Hall, Hall, Lounge/Kitchen on Open Plan, Double Bedroom and Bathroom with Shower. Communal Courtyard to Rear.

In a great city centre location, this one bedroomed second floor flat forms part of a traditional granite building with the communal areas being protected by a security entry system. Benefitting from double glazing and electric heating, the accommodation comprises of a hallway with great built-in storage, a spacious lounge with a high ceiling with plaster cornice and a large window to the front with a deep sill. This is on open plan with the kitchen which has a range of modern light wood style units and is comprehensively equipped with appliances. The bedroom enjoys a pleasant open outlook to the rear over grass, parkland and trees and the centrally set bathroom with shower over bath completes the accommodation. Outside to the rear, there is a small communal courtyard area.



Communal Hall

The communal hallways are protected by a security entry system, neat and well maintained. There are uPVC windows to the rear and on the half landing the property has a one half share of a storage cupboard.

Hall

2.71m x 1.32m (8'10" x 4'3") approx.

Tastefully decorated and with neutral carpeting, the hallway is entered from a security locking door with Yale and Mortise locks, a letterbox, security chain and spy hole. There is a deep built-in storage cupboard ideal as a wardrobe and above this a high level cupboard housing the hot water tank.

Lounge/Kitchen

5.41m x 3.05m (17'8" x 10'0") approx.

The lounge has neutral décor, high ceiling with plaster cornice and deep skirting. There is light grey carpeting and ample space for soft furnishings. The large window with a deep sill suitable as a seat affords natural light to the room and there is a feature alcove with storage cupboard. Decorative ceiling light fitting. All furniture to remain.



Kitchen

The kitchen is on open plan with the lounge and fitted with a range of light wood style wall and base units incorporating a wine rack, dark contrasting worktops with splashback tiling, twin stainless steel circular sinks with a central mixer tap and there is wall shelving. There is an integrated fan assisted oven, ceramic hob and stainless steel extractor hood. The automatic washing machine, fridge and freezer will remain along with the cutlery, utensils and smaller electric items. Ceiling downlighters and oak style vinyl flooring.

Bedroom

3.31m x 2.34m (10'10" x 7'8") approx.

With a tall deep silled window to the rear enjoying an open pleasant outlook over grass, parkland and mature trees. With neutral décor and carpeting, there is a tall built-in cupboard providing hanging and shelving storage and the bedroom furniture will remain. The TV wall bracket with small TV will also remain.

Bathroom

2.34m x 1.50m (7'8" x 4'10") approx.

Centrally set and fitted with a white suite comprising of a pedestal wash hand basin, w.c and bath. There is an electric shower over the bath with a glazed shower screen and extensive tiling to the shower area. All fittings will remain. There are ceiling downlighters and air extractor and oak style vinyl flooring.



Outside

To the rear accessed via a staircase through a security locking door is a small communal courtyard area.

Location

Rosemount Viaduct lies in the heart of Aberdeen with all the city centre has to offer on the doorstep. There is a wealth of shops restaurants and Belmont cinema all within walking distance and Union Terrace gardens are close by. Regular public transport to many parts of the city is readily available.

Notes

Electric heating. Double glazing. EPC=E. The subjects are being sold inclusive of all fitted floor coverings, curtains, blinds, light fittings, large items of furniture and smaller electrical goods in the kitchen.





Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

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