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216 ROSEMOUNT PLACE, ABERDEEN, AB25 2XR



**Refurbished Two Double Bedroomed First
Floor Flat in Popular Location**

OFFERS OVER
£90,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Kitchen, Two Double Bedrooms and Shower Room. Communal Gardens. Exclusive Store.

Recently refurbished and truly ready to move into with the minimum of inconvenience this two double bedroomed first floor flat forms part of a traditional granite building with the communal areas protected by a security entry system. With fresh white décor throughout complemented by quality contemporary flooring, there are newly installed white panel style doors with chrome handles, chrome switch plates and LED spotlight fittings. Upon entering the hallway has built-in storage, the spacious lounge has a feature fireplace and the kitchen has an excellent range of white high gloss contemporary units with integrated appliances. Both double bedrooms are of a good size and the quality shower room completes the accommodation of this appealing property. Outside the rear garden is well tended and there is an exclusive store. With gas fired central heating and double glazing, viewing is essential.



Communal Hall

The communal hallways are protected by a security entry system neat and well maintained. From the entrance hall a door gives access to the rear garden. On the half landing the property has a one half share of an internal store.

Hall

2.87m x 2.50m (9'4" x 8'2") approx. at longest and widest

This welcoming "L" shaped hallway has attractive white panel style doors with chrome handles to the accommodation, fresh white décor and attractive wood laminate flooring. A tall shelved cupboard provides storage and there is a ceiling hatch to ceiling storage. There is an LED spotlight cluster and a wall mounted security entry system telephone.

Lounge

4.67m x 3.99m (15'3" x 13'1") approx. into window and alcove

A bright and airy room with tall twin windows to the front affording great natural light. With fresh white décor and grey carpeting, traditional features include a high ceiling with picture rail and an attractive focal point is the fireplace with wooden surround, tiled hearth and inset white pebble electric fire. There are two alcoves either side of the fireplace and there is ample space for soft furnishings and a small table and chairs if required. Track LED ceiling light fitting.



Kitchen

2.65m x 1.83m (8'8" x 5'11") approx.

Fitted with a range of white high gloss wall and base units incorporating drawer units, long chrome handles, wood style worktops and white subway style splashback tiling. There is a stainless steel sink with drainer and an integrated fan assisted oven, gas hob and black stainless steel extractor hood. The freestanding automatic washing machine and fridge will remain. The room again enjoys white décor has quality wood laminate flooring and an air extractor. LED track spotlight fitting.

Bedroom 1

4.35m x 2.40m (14'3" x 7'10") approx.

A tall window overlooks the front and this good sized double bedroom has white décor, a traditional high ceiling with plaster cornice and grey carpeting. There is ample space for freestanding bedroom furniture.

Bedroom 2

3.74m x 2.35m (12'3" x 7'8") approx.

Enjoying views across the city's skyline, this double bedroom enjoys a built-in wardrobe with hanging rail and a high level cupboard above. There is a further built-in cupboard housing the gas fired central heating boiler.



Shower Room

2.41m x 1.20m (7'10" x 3'11") approx. into shower

Quality fitted with a w.c., wash hand basin built-into white vanity cupboards and there is splashback tiling and a large mirror above. The shower unit has tiling, a mains thermostatic shower and a bi-folding glazed door. The room has white décor, wood laminate flooring and a chrome heated towel rail. Air extractor.

Outside

To the rear the communal gardens are mainly laid to grass and are well tended. There is an exclusive storage cellar suitable for bicycles and outdoor equipment.

Location

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within walking distance, along with lovely cafes and local craft shops. The city centre is some ten minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.



Notes

Gas fired central heating. Double glazing. EPC=C. All fitted floor coverings, light fittings, integrated and freestanding kitchen appliances along with the two leather sofa, coffee table and mirror in the lounge are included in the sale.

A factor is appointed for the upkeep of the internal and external areas for which a fee of £30.00 pcm is payable.

Viewing

Please telephone the Selling Agent's Aberdeen Office.

Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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