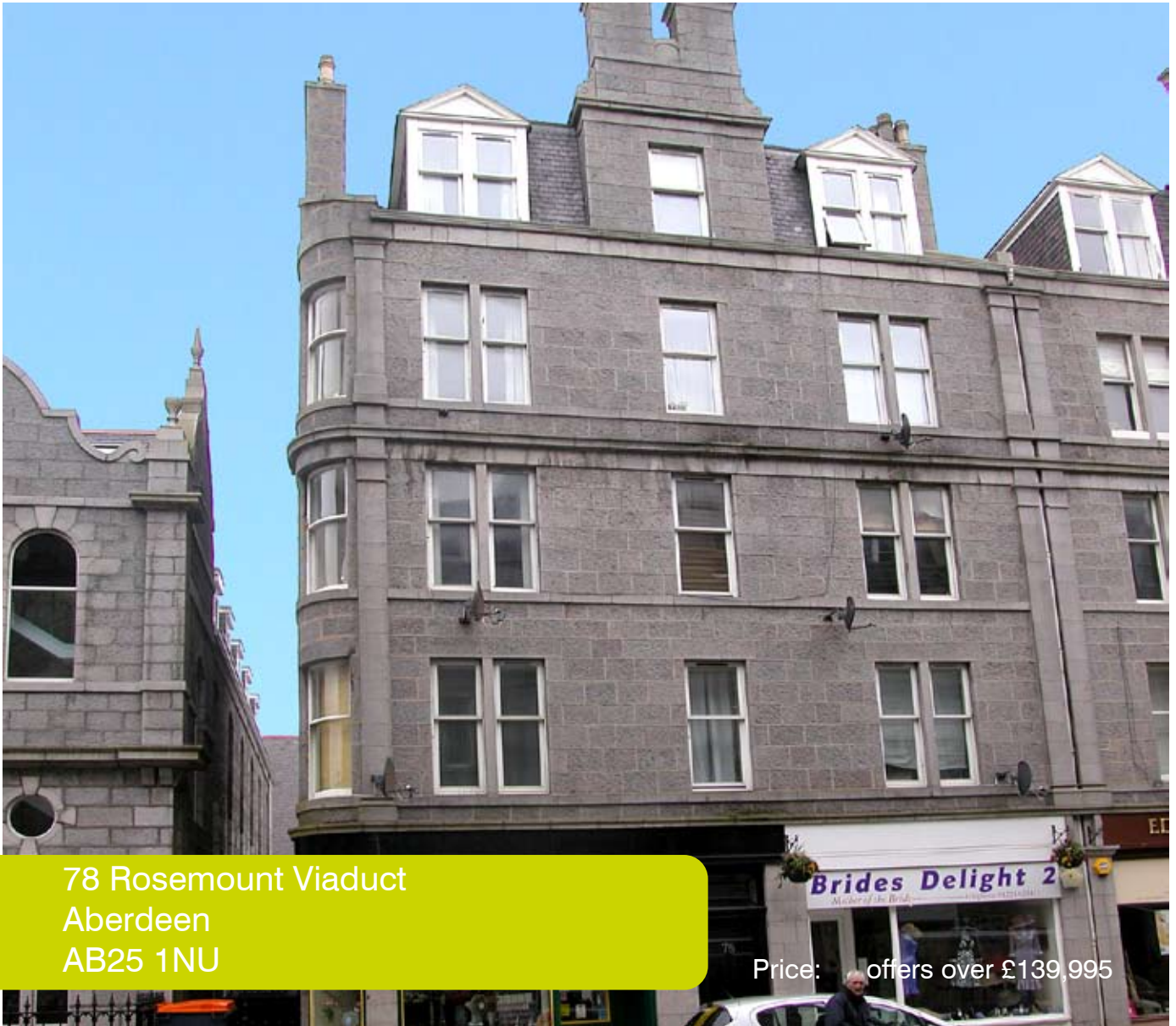


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78 Rosemount Viaduct
Aberdeen
AB25 1NU

Price: offers over £139,995

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the information contained within these these particulars should not be relied upon as statements or a representation of fact

78 Rosemount Viaduct
Aberdeen
AB25 1NU

General Description

Set in the ever popular Rosemount area we are delighted to offer for sale this immaculate TOP FLOOR 2 BEDROOM FLAT. Comprising part of a most attractive traditional granite tenement, the property has been fully refurbished internally including a modern kitchen with a range of integral appliances and suite in the beautifully tiled bathroom.

The Boiler is new as of January 2011 and has a full guarantee plus Landlords Certificate. Freshly decorated in soft pastel shades there are also floor coverings throughout. The Property is being sold with furniture, as seen, and as such, is an ideal property for a first time buyer or investor.

Filled with an abundance of natural light, the accommodation comprises a well proportioned and spacious lounge with twin windows, ultra modern kitchen accessed from the lounge, two double bedrooms both with built in storage and the luxury bathroom. The bedroom to the rear enjoys super views over the city. All floorcoverings and light fittings will be included in the sale, together with a range of white goods and furniture the property further benefits from gas central heating and double glazing.

The common areas offer a considerable degree of traditional appeal, timber panelled to dado height and with an impressive staircase and attractive leaded glass fanlights. There are a host of specialist and local shops on the doorstep and the city centre itself, with its endless variety of attractions, is only a short walk away. Early viewing is strongly recommended to appreciate the convenience of the location and the attractions of the property.

Directions

Travelling east on Union Street turn left on to Union Terrace. At the traffic lights turn left, go through the next set of lights and the property is on the right.

Price: Offers over £139,995 incl all flr coverings, white goods furniture etc
Viewing: Viewing by contacting agents.
Entry: Immediate entry available.



lounge

Main Particulars

Hall

A hardwood door with fanlight gives access to this L-shaped area which benefits from a cupboard housing the central heating boiler. Security entry system phone.

Lounge 4.65m(15'3") 12 x 3.89m(12'9")

Double windows provide a flood of natural light into this spacious well proportioned and tastefully decorated room. Telephone point; TV point. Access to kitchen. Wooden Flooring.



kitchen

Kitchen 2.34m(7'8") x 1.35m(4'5")

Fitted with a range of base and eye level units with a beech effect finish and brushed chrome style handles finished with extensive tiled splashback and concealed lighting. The units incorporate a range of integral appliances, comprising oven, hob, extractor, fridge and washing machine / tumble dryer. Laminate flooring.

Bedroom 1 3.99m(13'1") x 3.05m(10'0")

To the rear of the property this well proportioned room enjoys open views over the city rooftops from the original twin single glazed sash and case windows. A built in wardrobe provides ample storage space.



bedroom 1



bedroom 2

Bathroom

A beautiful bathroom fitted with three piece suite in white with 'Mira' shower over the bath. Fully tiled throughout with a decorative border and occasional inserts. Ceramic tiled floor; towel rail radiator; extractor fan.

Bedroom 2 4.39m(14'5") into door x 2.62m(8'7") To the front of the property this second double bedroom benefits from a built in double wardrobe and the decor is enhanced by the moulded skirtings and plaster cornice work.

General

An exclusive cupboard on the half landing equipped with light and a window provides considerable storage capacity. The most attractive common areas feature an impressive staircase with wrought iron balustrades and leaded glass coloured fanlights. On street parking is available, with parking permit.



lounge - alternative view



bathroom



hall