

# Flat 5,37 Rosemount Viaduct

ABERDEEN, AB25 1NQ



*One bedroom investment opportunity in  
Aberdeen city centre*



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McEwan Fraser Legal is delighted to present this one-bedroom third-floor apartment, which is in a traditional granite building in the heart of the city. The property is beautifully presented and would make a brilliant first purchase or a very sensible investment with good rental yield and demand for this type of apartment.

# THE LOUNGE

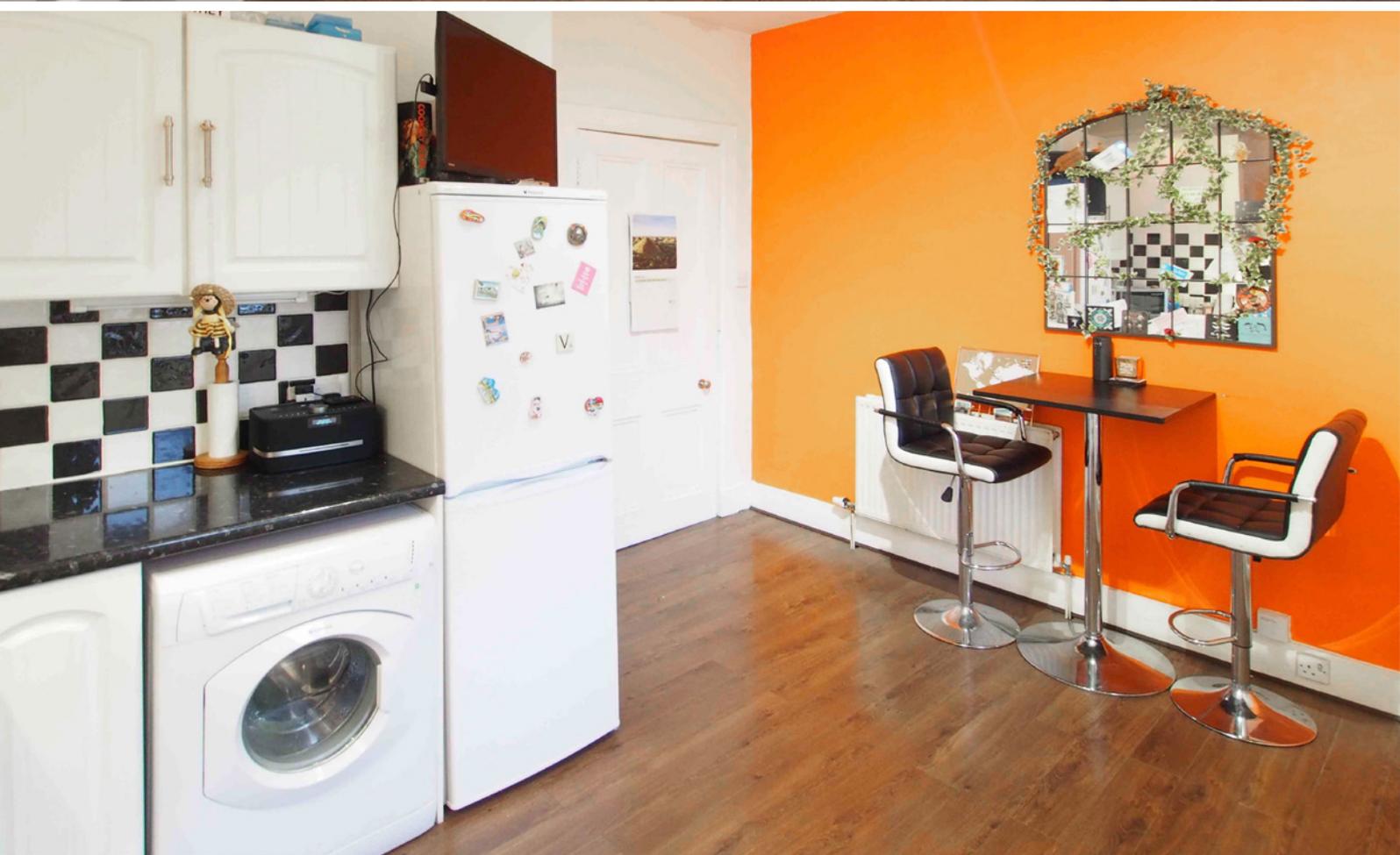


Inside, the property comprises of:

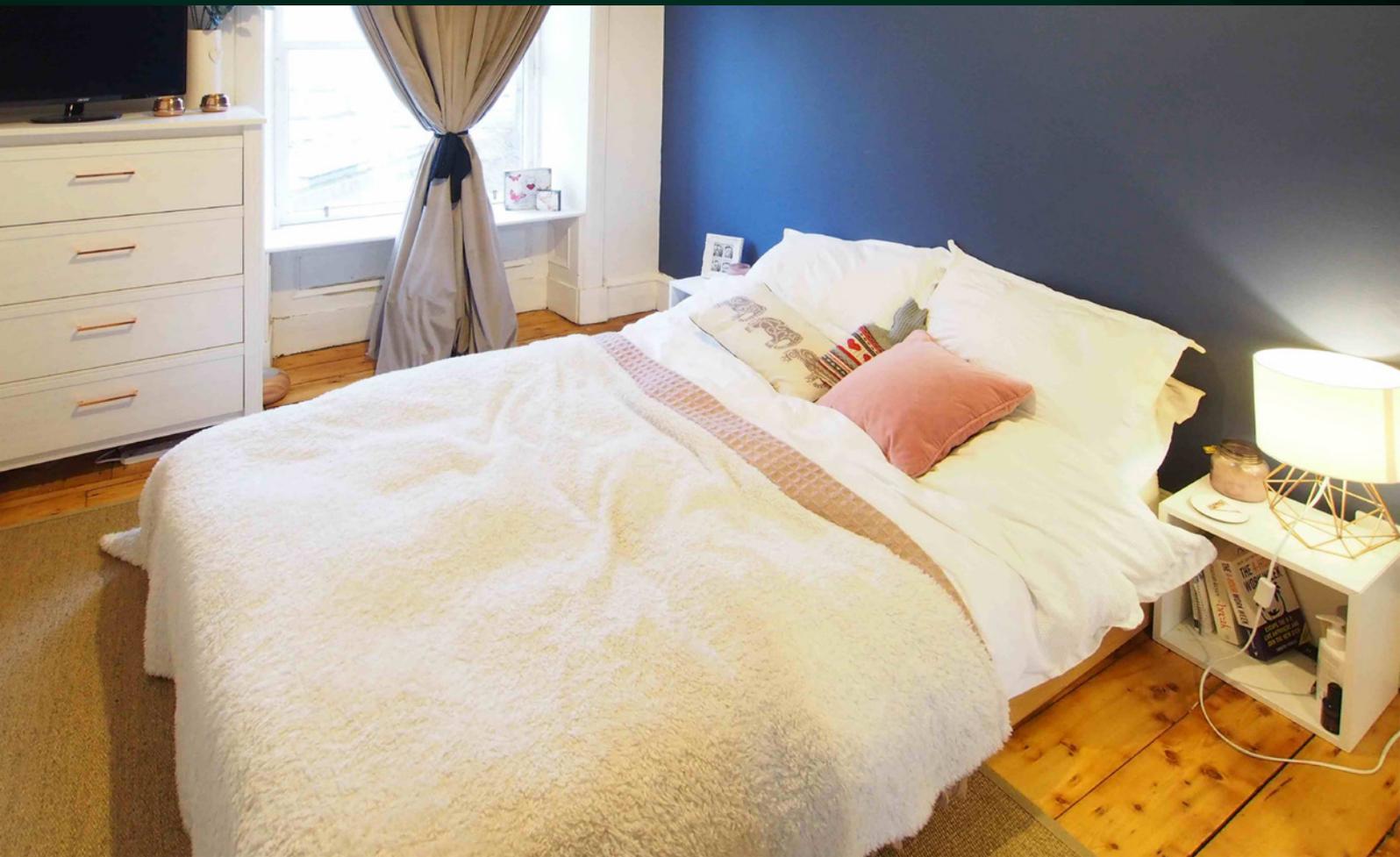
- Spacious lounge
- Fully equipped kitchen with dining area
- One double bedroom with storage
- Shower room

Outside the building, there is a communal shared garden and the flat benefits from an exclusive cellar area in the communal hallway for storage. Parking is on-street which is for permit holders, this can be obtained from Aberdeen council at a yearly charge, further information would need to be sourced from the council.

# THE KITCHEN/DINER



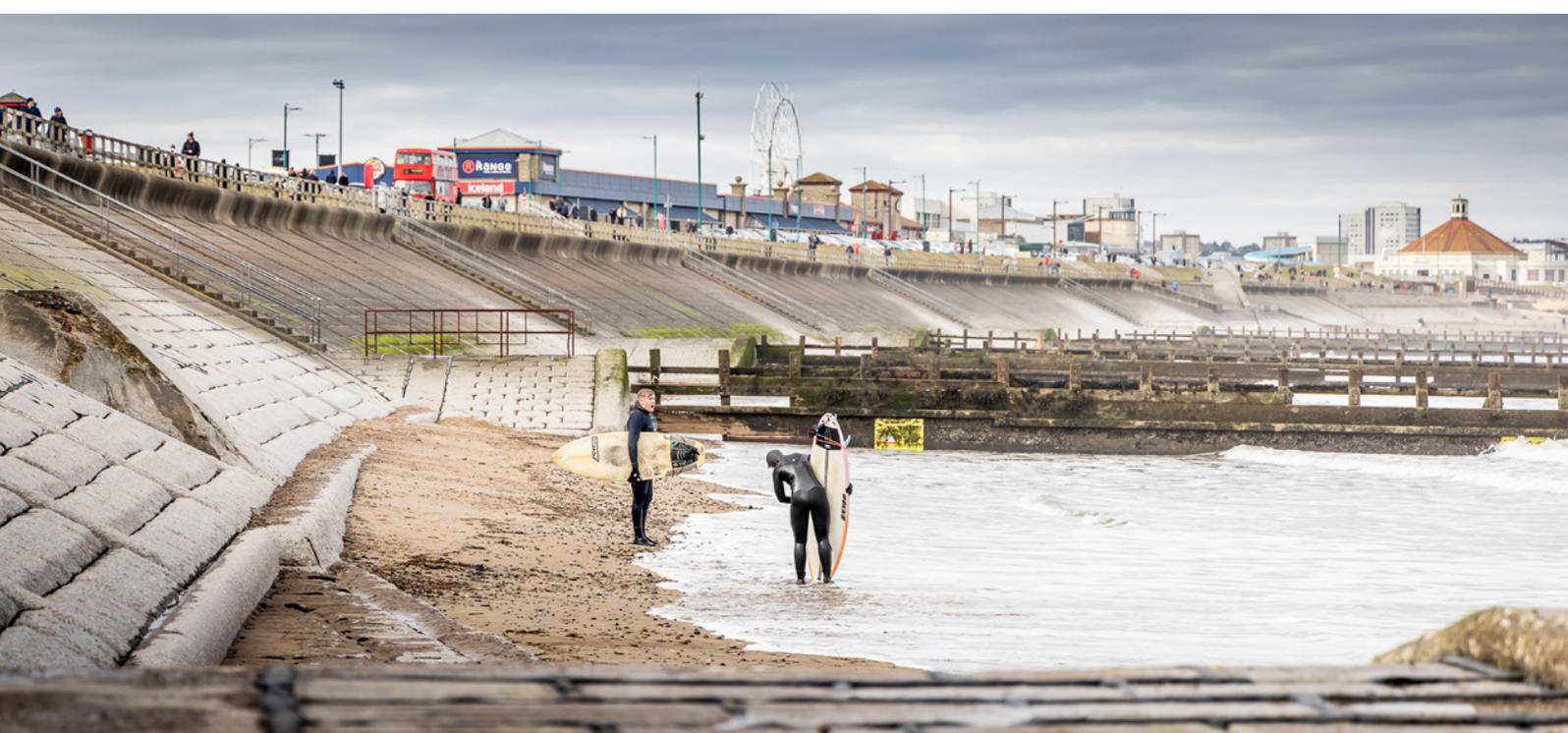
# THE BEDROOM & SHOWER ROOM





# THE LOCATION

Situated in a desirable location Rosemount Viaduct lies in the heart of the city centre and close to many arterial routes and accordingly most other parts of the city are easily reached.





Locally you are well served by excellent schools, specialist and convenience stores and shops such as butchers, cafes and chemists. Aberdeen city centre provides all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The area is well served by local public transport facilities, with the city offering further excellent Bus & Rail Service and National & International flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Foresterhill Hospital complex easily accessible.

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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 Surveyor



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