

# 79 Rosemount Place

ABERDEEN, AB25 2XL



*Immaculate and spacious one-bedroom top-floor flat in a desirable location minutes from the city centre*



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Situated in a desirable location number 79 Rosemount Place is presented to the market in an immaculate walk-in condition.

Located on the top floor, it shares its communal door with one other property. The present owner has maintained and refurbished when necessary. The property is decorated in a clean sharp neutral tone and is protected by a security entry system leading to the entrance hall and a bright, well-kept communal stairway.

Offering generous-sized accommodation, further benefits include double glazing and gas central heating. With its fantastic walk-in condition and central location, this property would be a superb first-time purchase. It would suit a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

## THE LOUNGE



The property comprises an internal hallway leading to all other rooms, including a well-proportioned lounge and a modern fitted dining kitchen.

# THE KITCHEN





A double bedroom and a generously sized bathroom with an over-the-bath electric power shower complete the accommodation. In addition, there are ample storage cupboards throughout.

It has mains electricity, water and drains with gas central heating.

## THE BATHROOM



# THE BEDROOM

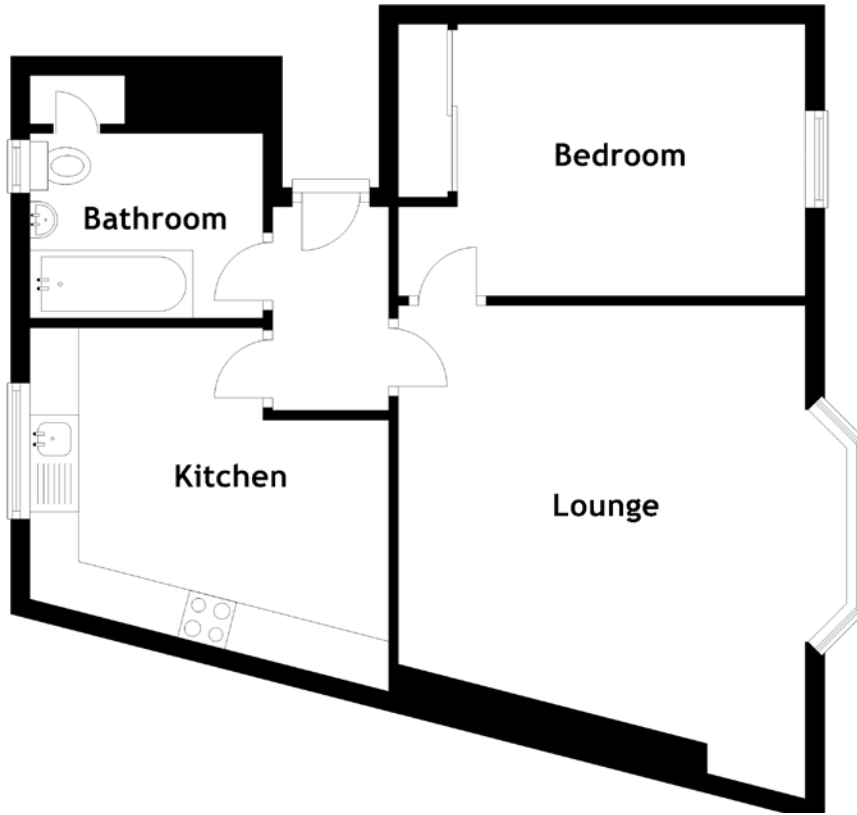


Parking permits can be applied for that can be used close to this property. A communal garden with a drying area is walled and secured by a side gate, where each property has a small stone outbuilding handy for storage.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

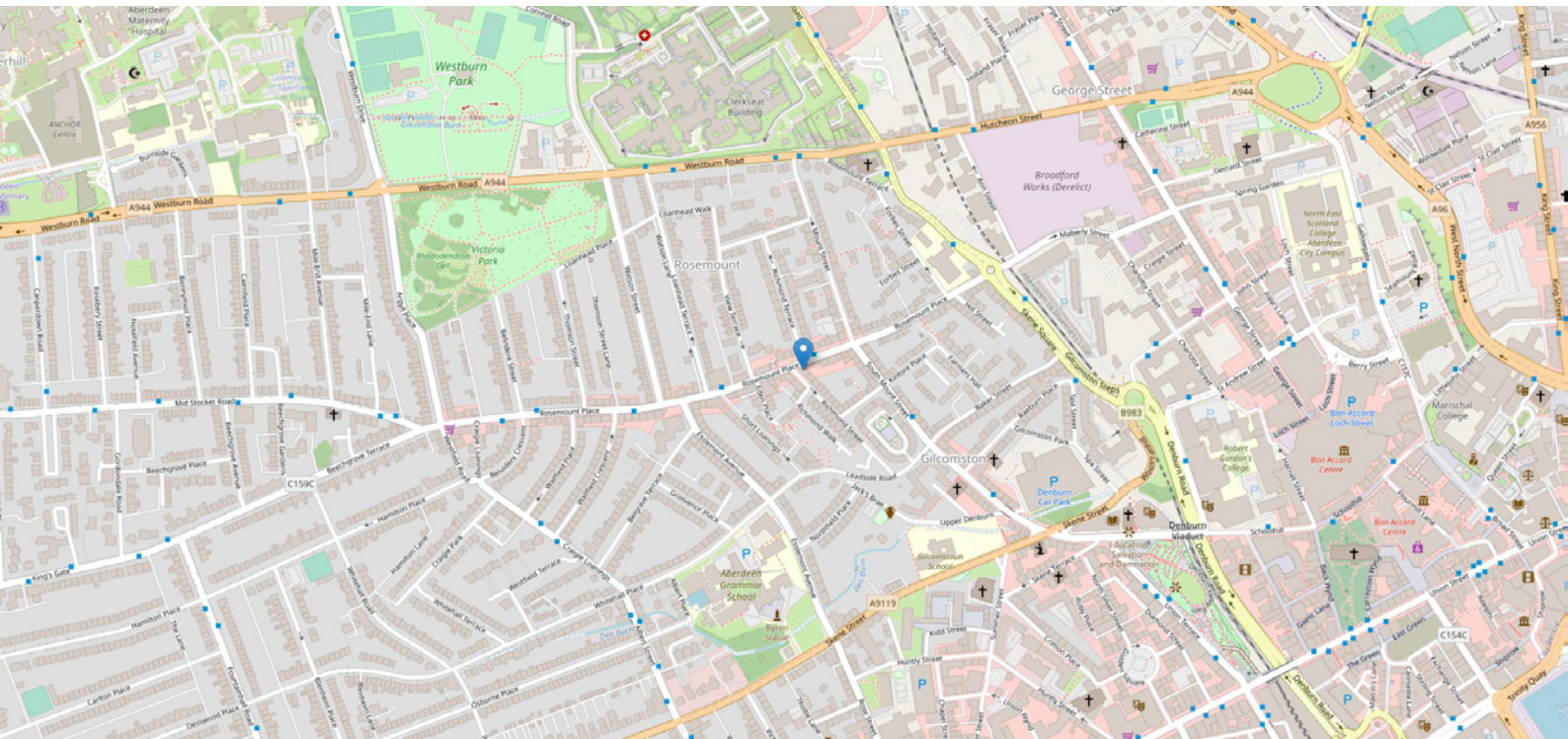


Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.20m (13'9")
Kitchen	3.75m (12'4") x 3.70m (12'2")
Bedroom	4.20m (13'9") x 2.80m (9'2")
Bathroom	2.40m (7'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup>  
EPC Rating: D

Extras: All fitted floor coverings, curtains, blinds, light fittings and shades are included. Additional soft furnishings and electrical items are by separate negotiation.



# THE LOCATION

Rosemount Place is situated in a very popular residential area, northwest of the city centre and close to many arterial routes and accordingly, most parts of the city are easily accessible. Locally you are well served by excellent schools, specialists and convenience shops. The property is just a few minutes from the heart of Aberdeen city centre, providing 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 excellent bus and rail service and national and international flights from Dyce Airport.

The main East Coast rail network operates through Aberdeen providing a link to the central belt and beyond. 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

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