

44 View Terrace

ROSEMOUNT, ABERDEEN, AB25 2RR



*IMMACULATE AND SPACIOUS 3/4
BEDROOM TERRACED PROPERTY*



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McEwan Fraser Legal is delighted to offer for sale this immaculate three/four bedroom mid-terraced dwelling located in a cul-de-sac close to the prime Rosemount area of the city. The current owner during her tenure has sympathetically upgraded the property retaining many original features but benefitting from modern comforts such as gas-fired central heating and full double glazing.

The entry is via a freshly presented entrance vestibule which in turn leads to the spacious and welcoming hallway, and onto all other parts of the accommodation. The beautifully presented well-proportioned lounge is located at the front of the property and has been tastefully decorated and finished with natural wood flooring and a modern fireplace adds that touch of grandeur. Opposite the lounge is the formal dining room or fourth bedroom, also tastefully decorated and finished with natural wood flooring. Overlooking the garden to the rear is the kitchen which provides ample space for a small dining table and has been fitted with a modern kitchen with coordinating work surfaces and a range of quality integrated appliances. There is a separate hallway off the kitchen that leads to the rear garden and a centrally located family shower room completes the ground floor.



The Lounge





Dining/Bedroom 4





The Kitchen







A wooden staircase with a balustrade leads to the first floor landing where there are three double bedrooms and a centrally located family bathroom.





Bedroom 1





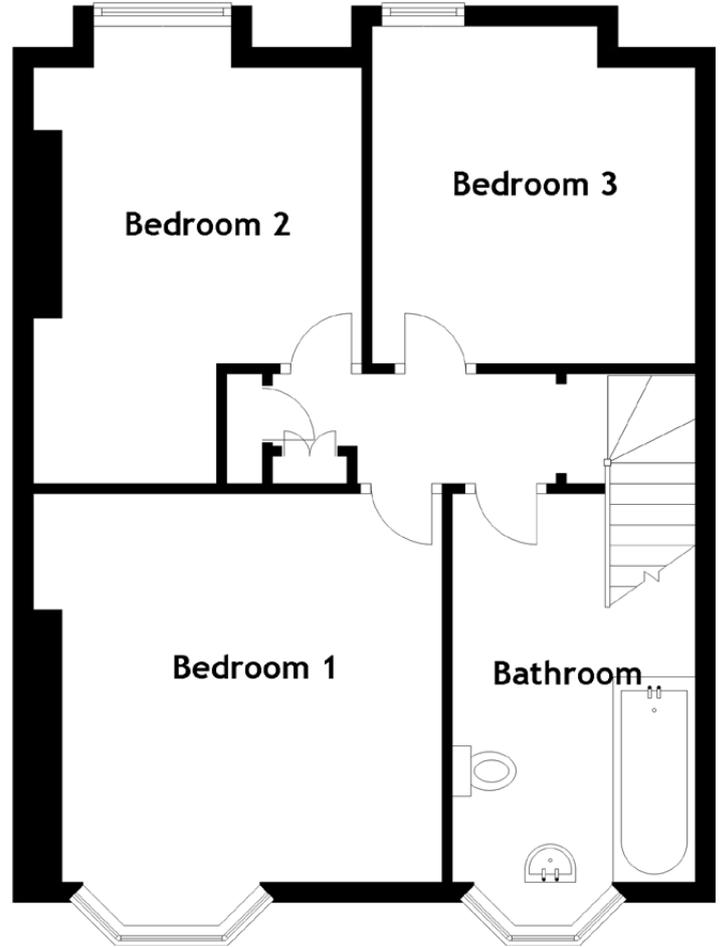
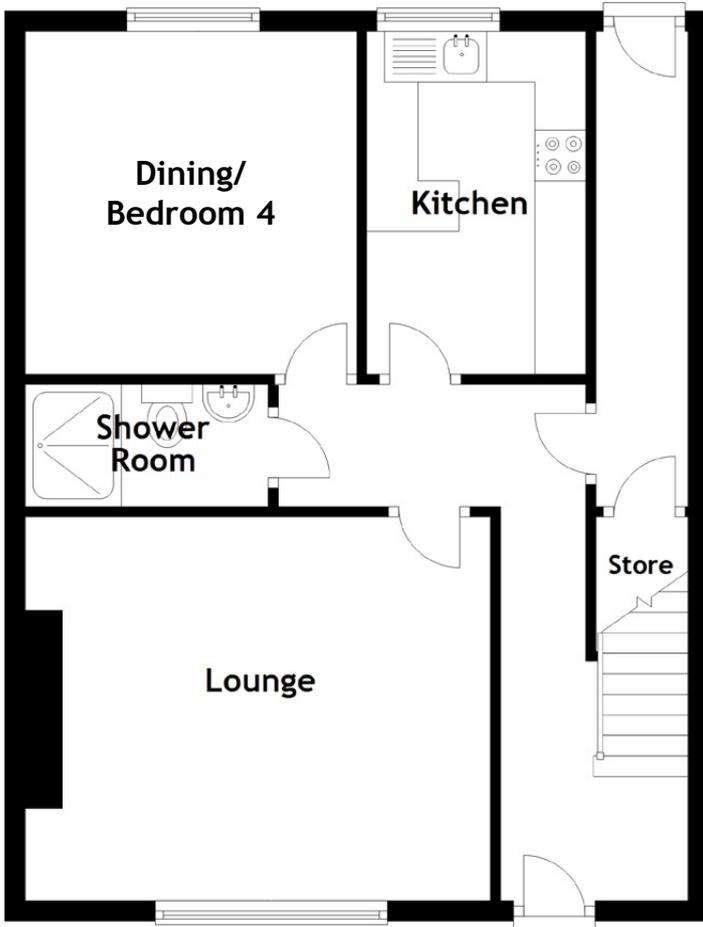
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.68m (15'4") x 3.80m (12'5")
Kitchen	3.45m (11'4") x 2.15m (7')
Bedroom 1	4.29m (14'1") x 3.84m (12'7")
Bedroom 2	4.12m (13'6") x 3.22m (10'7")
Bedroom 3	3.34m (10'11") x 3.17m (10'5")
Dining/Bedroom 4	3.39m (11'1") x 3.25m (10'8")
Bathroom	3.91m (12'10") x 2.49m (8'2")
Shower Room	2.38m (7'10") x 1.21m (4')

Gross internal floor area (m²): 123m²

EPC Rating: E



The rear garden is walled on three sides and enjoys a high degree of privacy, and provides a safe and secure environment. The garden has a central area of lawn with well-stocked flower and shrub borders together with a paved patio area. A stone and slate outhouse that runs the width of the house at the bottom of the garden provides additional and secure storage. Parking permits can be applied for that can be used immediately outside or close to this property.

The Garden



44 View Terrace is situated in a very popular residential area of Rosemount, 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, specialist and convenience shops and a short walk to the attractive and popular Westburn and Victoria Parks.

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 local area is well served by local public transport facilities, with the city offering excellent bus and rail service, and with national and international flights being provided 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 the ever-expanding Foresterhill Hospital complex easily accessible.

The Location

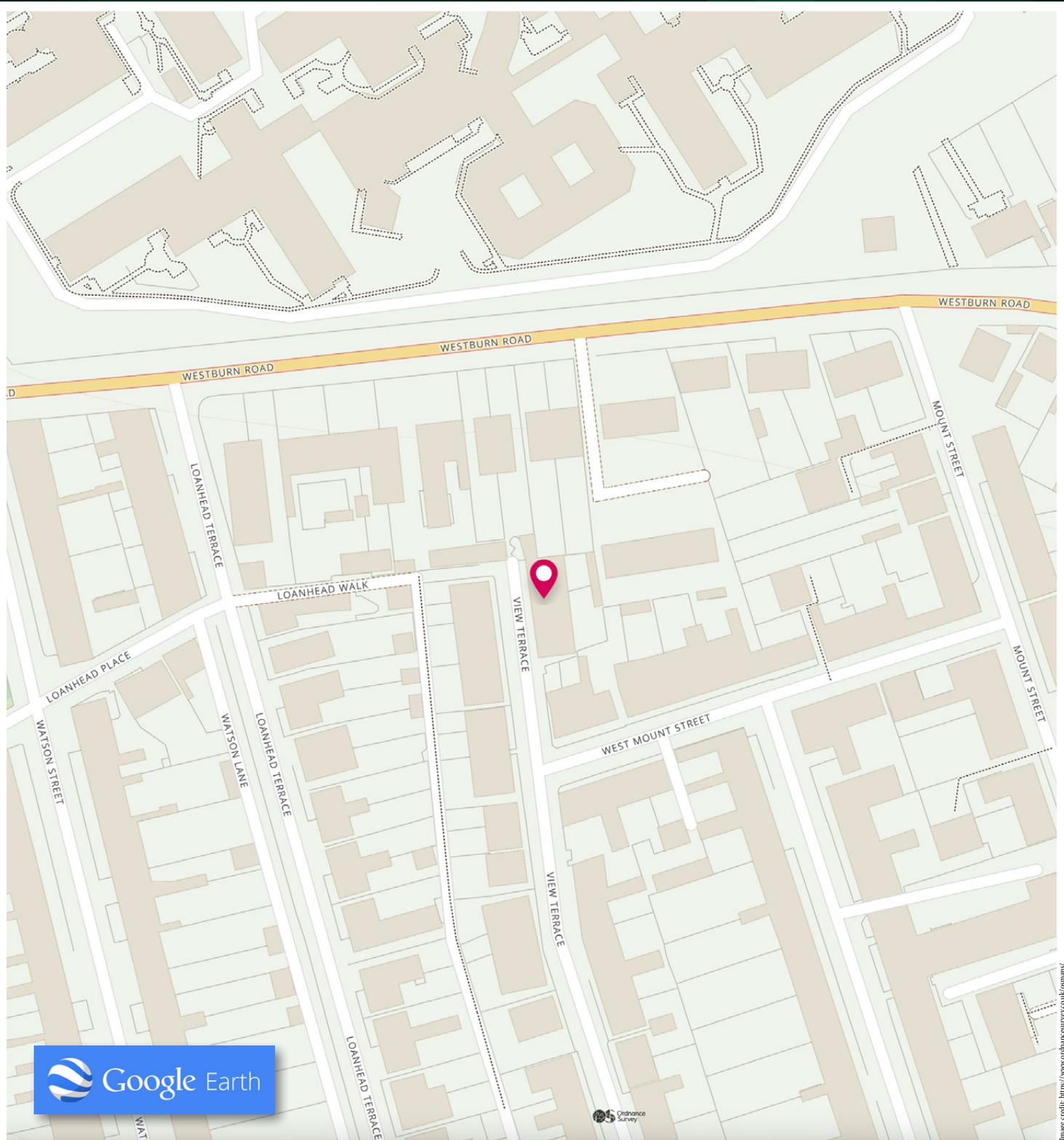


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THE SUNDAY TIMES
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