

17D Rosemount Viaduct

ABERDEEN, AB25 1NE



Spacious two-bedroom 2nd-floor flat, traditional granite property. Desirable city centre location



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McEwan Fraser Legal offer for sale this exceptionally spacious two-bedroom flat which is located on the second floor of a well-maintained communal building protected by a security entry system. Although the flat is in the city centre, it has an air of tranquillity as the flat is significantly higher than street level and boasts striking cityscape views. Further benefitting from the modern comforts of gas central heating and double glazing the flat is presented in good decorative order. Fantastic opportunity for a first-time purchaser or as a buy-to-let with its easy access to the city centre and Aberdeen University or for a landlord looking to add to their rental property portfolio, the property is ready to move into with the minimum of inconvenience.

THE LOUNGE



The accommodation comprises a welcoming entrance hall, a spacious lounge with ample room for a dining area, a kitchen equipped with a range of modern wall/base mounted units incorporating work surfaces, and splash back tiling.

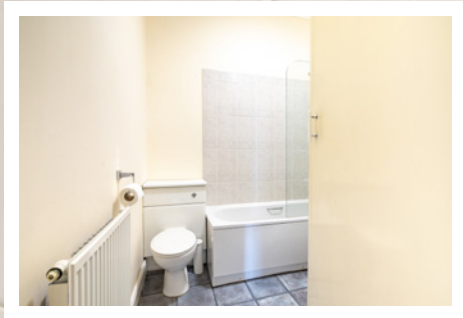
THE KITCHEN





There is a generously proportioned double bedroom with a large bay window and ample space for various pieces of standalone furniture. A second double bedroom and bathroom with a shower over the bath complete the accommodation. In addition, there are two large storage cupboards off the hallway.

THE BATHROOM



BEDROOM 1



BEDROOM 2

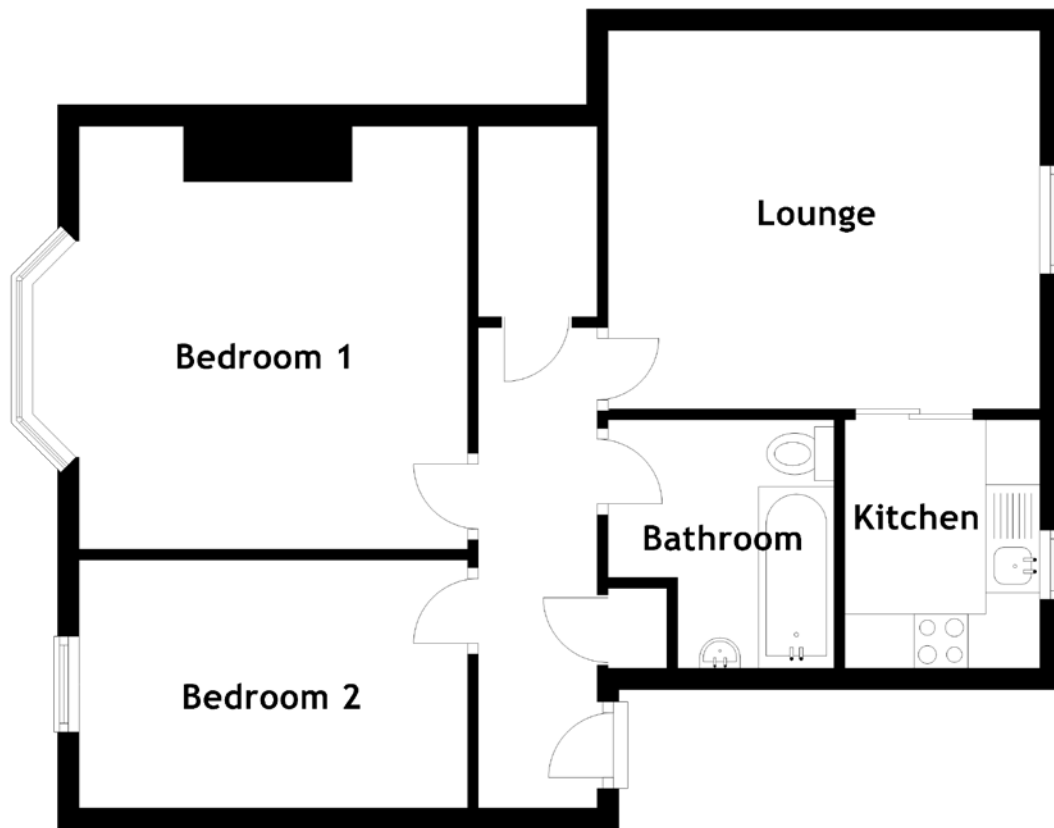


A communal paved courtyard with drying areas to the back of the property is accessed through a rear door. The property has one individual shed. The building is factored and the flat is said to have access to a resident's parking permit from Aberdeen City Council.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



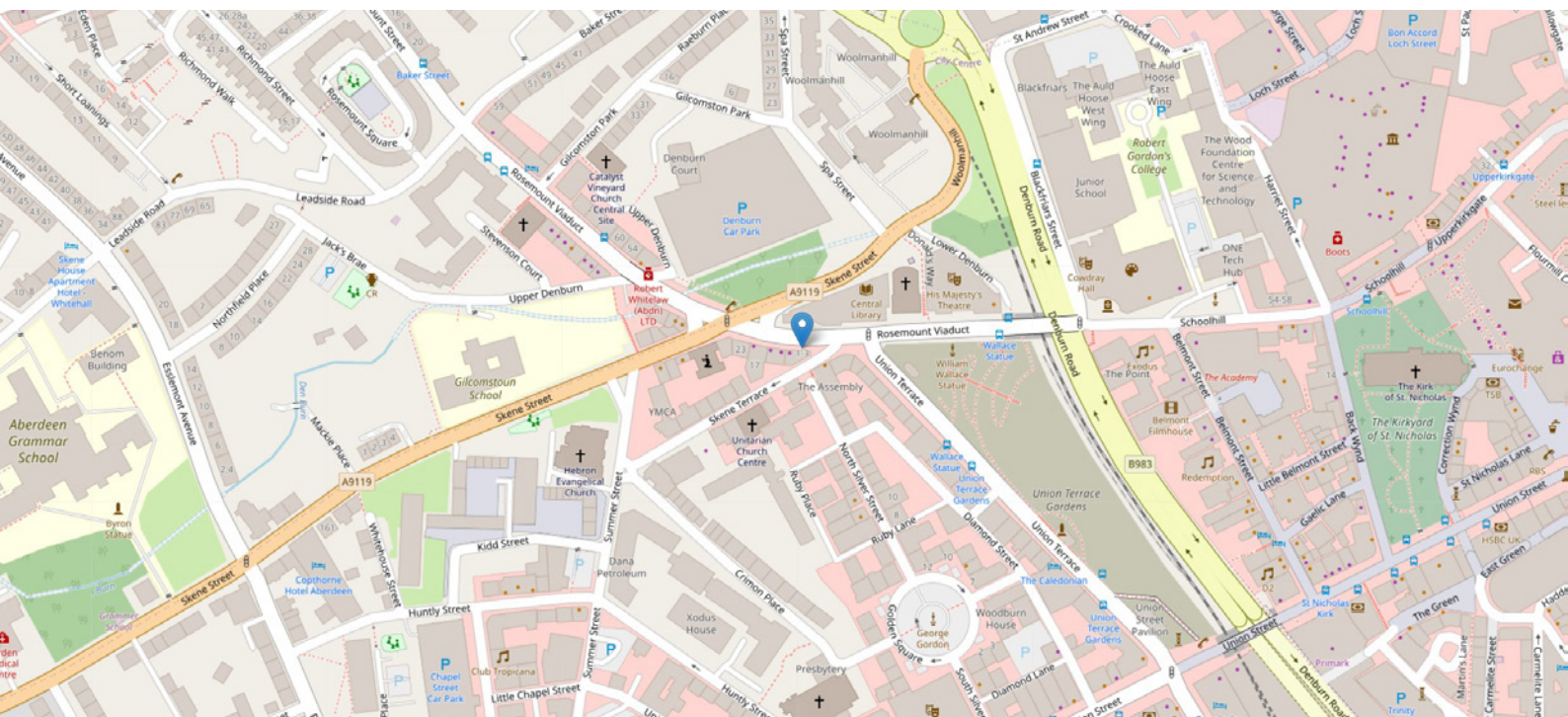
Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen	2.30m (7'7") x 1.80m (5'11")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 2.40m (7'10")

Gross internal floor area (m²): 57m²

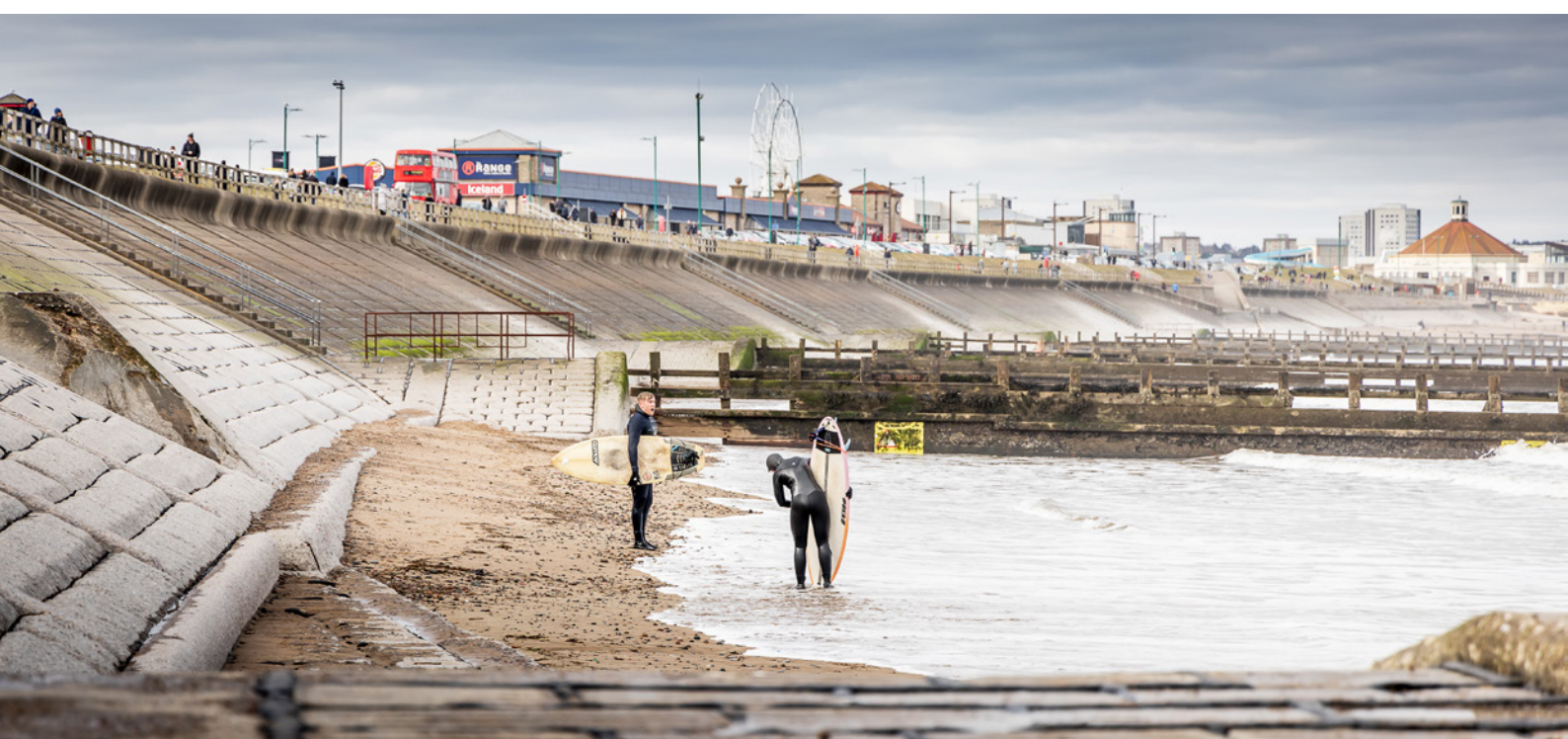
EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings, all other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

17D Rosemount Viaduct is situated in a popular city-centre location with local shops, cafes and amenities. The Central Library is just across the road whilst His Majesty's Theatre and Union Terrace Gardens are a stone's throw away. The city centre is minutes from the property and provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops.





There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have superb recreational and leisure facilities all within easy reach and there are many activities for the outdoor enthusiast. The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights 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 ideally located for both the professional employee and the student with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby.

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