

ON HOLD



South Mount Street, First Floor Right

1 Bedroom, 1 Bathroom, Apartment

£85,000



- Ideal Investment Opportunity
- Ideal for First Time Buyer opportunity
- Spacious 1 Bed Flat
- Close to City Centre
- Wide variety of restaurant options
- LARN1905074
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Located in the heart of Aberdeen, this well-presented first-floor one-bedroom apartment offers a fantastic opportunity for first-time buyers, professionals, or investors seeking a turnkey rental property. Tucked within a traditional granite tenement, this bright and stylish flat blends period charm with modern convenience. Positioned not far from the city centre, the property enjoys excellent access to local amenities, including shops, cafes, supermarkets, and public transport links. Aberdeen University and the Aberdeen Royal Infirmary are all within easy reach, making this an ideal home for professionals, students, or landlords.

Rosemount is an affluent area situated to the north west of the city centre and is largely made up of Victorian grey granite tenement blocks. It is a hive of activity, with a great deal of traditional premises such as butchers, fishmongers, cheese shops, bakers, and boutique shops. This makes it one of the few areas still in existence in Aberdeen where a large number of independent stores can be found, making it a charming and popular place where many businesses are prosperous.

Area features include:

- Aberdeen Grammar School
- Nurseries within walking distance
- Westburn park tennis centre
- Victoria Park
- Transport on Rosemount Place
- Sainsbury and Co-op within 5 minute walk



LIVING ROOM The open-plan living space offers a plenty of room to relax, socialise and entertain has room to accommodate a dining table with benches and a couch with footstool, ideal for relaxed meals or lounging. Tasteful neutral decor throughout, large light-filled windows, and laminate wood floors elevate the style while maximizing comfort.

KITCHEN The fitted kitchen is well laid out for efficient everyday use. It features warm wooden counters and open shelves, with plenty of cupboard storage space which enhances its casual yet inviting aesthetic. A window brings in natural light, making the room feel pleasantly airy. The kitchen is equipped with an integrated fridge freezer, washing machine and a new ceramic hob.

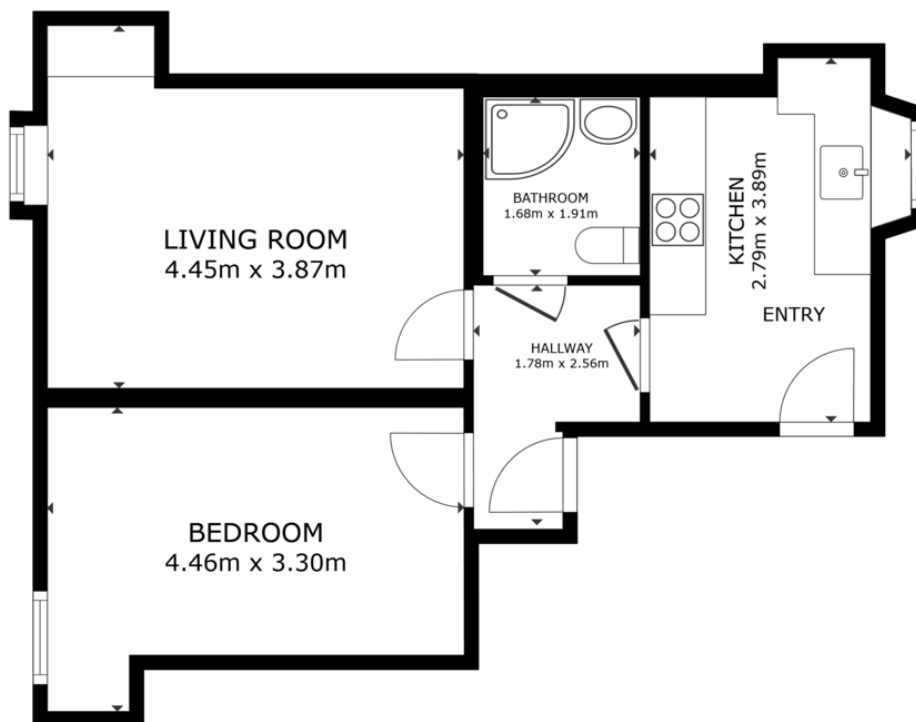
BEDROOM The double bedroom features two double wardrobes, upholstered bed base, and calming decor with tactile fabrics. The soft carpet is brand new and relaxing ambiance make it an ideal resting space. There is ample room for adding additional furniture.

BATHROOM A Bright and Functional space. The separate bathroom is fitted with a corner shower, hand basin, and WC, trimmed with light-effect tiling that keeps the space clean and bright. A contemporary chrome heated towel rail adds a functional modern touch.

GARDEN The property features a shared back access with a lawned garden, clothes-drying poles, and secure storage sheds. External stairs and private entry reflect characterful, traditional stone construction common in local historic flats.

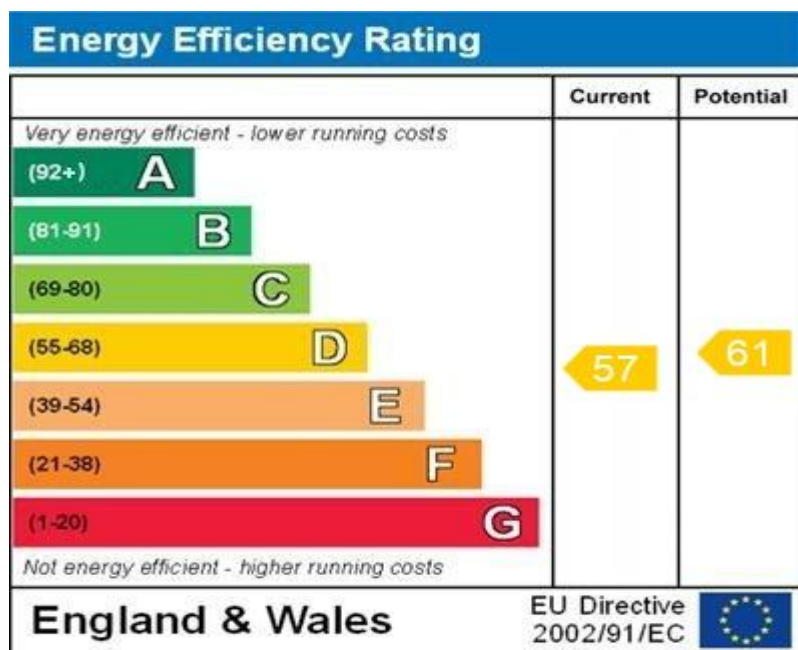
EXTERIOR STORAGE There is a secure and versatile outbuilding which is robust and weather-resistant offering the perfect solution for safe and convenient bicycle storage or for pieces of garden equipment





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 45.7 m²
TOTAL : 45.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



WWW.EPC4U.COM

01224 63 65 00

<http://www.martinco.com>

Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com

Letting Agent Registration No. LARN1905074



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