



Flat 7, 120 Rosemount Place, Rosemount, Aberdeen Offers over £225,000



Freehold | EPC rating:

- Stunning apartment in converted former church
- Three double sized bedrooms
- Secure parking

- Accommodation over two levels
- Living / dining area
- Viewing a must !

Description

This distinguished three-bedroom, three-bathroom flat presents an exceptional opportunity to acquire a substantial residence within an impressive converted former church. With accommodation arranged over two levels, this property combines architectural elegance with modern convenience, creating a unique residential experience in the heart of Rosemount, Aberdeen.

The accommodation features a refined living and dining area, ideally positioned to maximise the sense of space and light with arched windows allowing natural light to illuminate. The three bedrooms are all generously proportioned double rooms, providing comfortable private retreats, all of which have en suite shower rooms. The property is enhanced further by gas central heating, ensuring comfort throughout the year, excellent storage and security entryphone system.

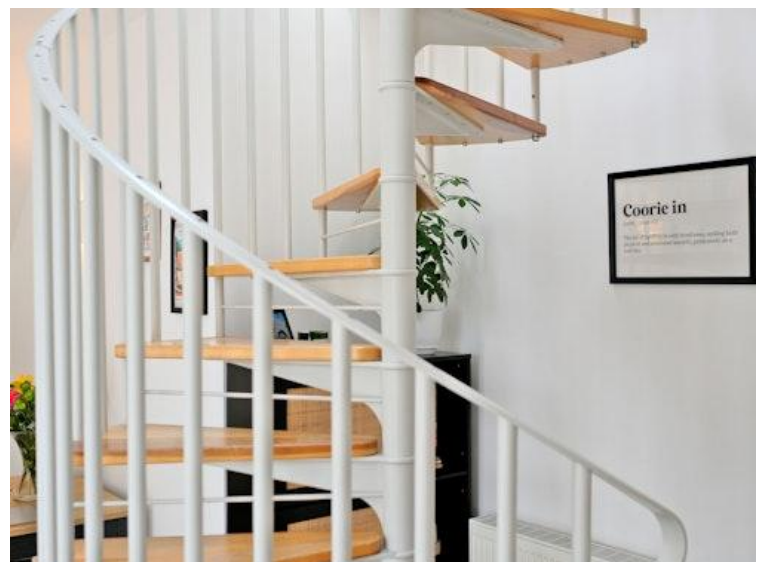
The attention to detail in the conversion successfully preserves period character while introducing contemporary finishes, resulting in a home that is both stylish and practical. Residents benefit from secure private parking, further enhancing the appeal of this notable and accessible popular address.

Rosemount is a highly regarded residential area within Aberdeen, known for its array of independent shops, cafes, and convenient proximity to the city centre. The location provides easy access to a range of amenities, public transport links, reputable educational institutions, and green spaces, contributing to its enduring popularity with residents seeking a balance of community atmosphere and urban convenience.

NOTE HOME REPORT - The home report is available to view on the Northwood website portal (northwooduk.com/aberdeen)- within the listing and select "View home report".

Viewings are highly recommended to appreciate this spacious apartment in ready to move in condition and providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

Photographs



Communal area

This is an immaculately presented communal area with carpeting and modern artwork providing a welcoming access route to the apartment

Living / dining area

This superb area is bright and airy with three arched windows looking to Rosemount Place and recessed spotlighting and wall lighting. The cathedral style ceiling adds grandeur and interest to this space. Laminate flooring and ample space for relaxing and dining. A useful utility store houses the washing machine and central heating boiler. Spiral staircase leading to the first floor.
7.58m x 5m (24'11" x 16'5")

Bedroom 1

A lovely room with a large Velux window has fitted wardrobe storage and recess for further storage. Radiator, carpeting and wall lighting.
3.71m x 3.5m (12'2" x 11'6")

Bedroom 2

This double sized bedroom also provides wardrobe storage and further storage in the eaves. Radiator, carpeting and wall lights.
4.65m x 3.54m (15'4" x 11'7")

Staircase and landing

A wood and metal spiral staircase leads directly from the living area to the upper landing. On the carpeted landing is a large storage space and Velux window.

Shower room

Comprising a shower cubicle, WC and wash hand basin, this room allows access to even more excellent storage!
2.35m x 1.89m (7'8" x 6'2")

Entrance hallway

Entered by way of a solid door from the communal area, this hallway has laminate flooring, entry phone handset and recessed ceiling lighting.
3.36m x 1.12m (11'0" x 3'8")

Kitchen

Accessed directly from the living area, this well-appointed kitchen boasts wall and floor units with solid surfaces and incorporates integrated fridge freezer, oven and hob, slimline dishwasher and a stainless-steel sink with mixer tap is positioned under the window. A further window looks to the side making this a bright and airy space coupled with its high ceiling.
2.53m x 2.52m (8'4" x 8'4")

En suite shower room

With fully tiled floor and walls, this spacious en suite comprises shower cubicle, wash hand basin on vanity unit and WC. Wall mounted medicine cabinet and heated rail. Recessed ceiling lighting and extractor fan.
2.19m x 1.55m (7'2" x 5'1")

En suite shower room

A wonderful shower room with large cubicle with sliding door and wash hand basin in vanity unit. WC. Tiled floor and walls and heated towel rail. Recessed lighting. A large storage cupboard is accessed from this room.
3.65m x 1.3m (12'0" x 4'4")

Bedroom 3

A wonderfully spacious bedroom with two windows and recessed eave storage. Carpeted, radiator and recessed ceiling lighting.
4m x 3.25m (13'1" x 10'8")

External - private garaging

Private, secure parking is available on street level allowing one allocated space for this property. A large cupboard is exclusively for the use of this property on the landing. A factor oversees the communal areas of the property, and the charge is £85 per month for this service including maintenance, cleaning and buildings insurance.

More photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Floorplan



Map



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