



74 Rosemount Place, Rosemount, Aberdeen

Offers Over £48,000



Freehold | EPC rating: D

- Well presented top floor apartment
- Double sized bedroom with fitted wardrobe
- Shared garden

- Bright living room
- Well appointed kitchen
- Accessible location

Description

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".

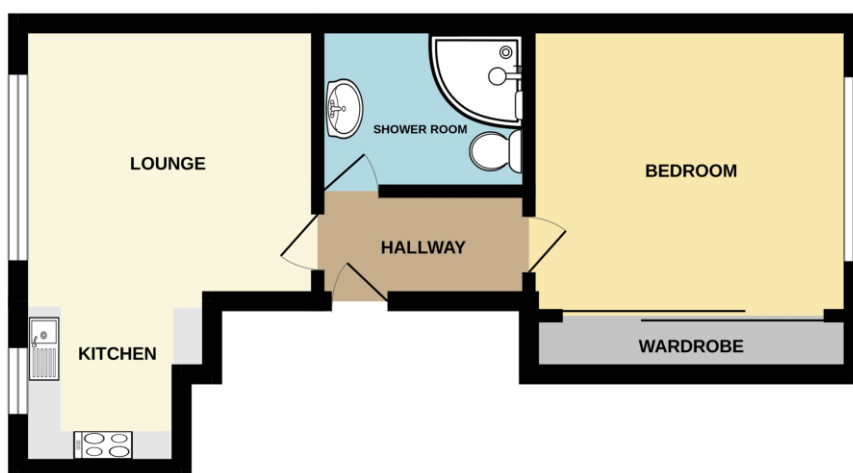
Northwood are delighted to offer for sale this well presented, attic one-bedroom apartment in an established neighbourhood within a traditional granite building on Rosemount Place. Ideally located for accessing most areas of the city with ease and within walking distance of the city centre therefore this is a great proposition for a young couple, an investor looking for a buy to let investment, or indeed a perfect first-time purchase.

The property is in ready to move in condition. The accommodation comprises entrance hallway, living room with window to the front, kitchen, bedroom with triple fitted wardrobe with sliding doors, and shower room. Externally there is a shared enclosed rear garden.

Rosemount Place is accessible to all areas of the city using the comprehensive transport links allowing travel into the city centre and beyond. The area is well served, with the local businesses on popular Rosemount and of course the national retailers in the city centre coupled with the entertainment venues including His Majesty's Theatre, nearby. With outdoor space available nearby in the lovely Victoria Park and the adjacent Westburn Park this is a great benefit having green space practically on the doorstep. This property provides a warm and comfortable living space.

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

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Rooms

Hallway

Neutral walls with wooden effect flooring. Wall mount high level cupboard housing the electric meter and fuse box. Pendant light fitting. Smoke alarm.

Lounge

Bright lounge with large south facing window overlooking the front of the property. Neutral walls with wooden effect flooring. Wall mounted storage heater. Pendent light fitting. Smoke alarm.
3.7m x 3.3m (12'1" x 10'10")

Kitchen

Cream walls with tiled effect vinyl flooring. Modern cream base and high-level units with chrome handles and light wooden oak effect worktop. Window overlooking the front of the property. Free standing under counter fridge and washing machine. Induction hob with electric oven. Stainless steel sink and drainer with chrome tap. Pendant light fitting.
2.1m x 1.9m (6'11" x 6'2")

Bedroom

Large west facing window overlooking the rear garden. Neutral walls with grey carpet. Triple fitted wardrobe with mirrored sliding doors. Wall mounted storage heater. Pendant light fitting.
2.8m x 2.6m (9'2" x 8'6")

Shower room

Neutral walls with grey vinyl flooring. Corner shower enclosure with electric shower. White WC and sink with chrome hardware. Wall mounted radiator. Alcove with shelves. Pendant light fitting.
2m x 1.7m (6'7" x 5'7")

External

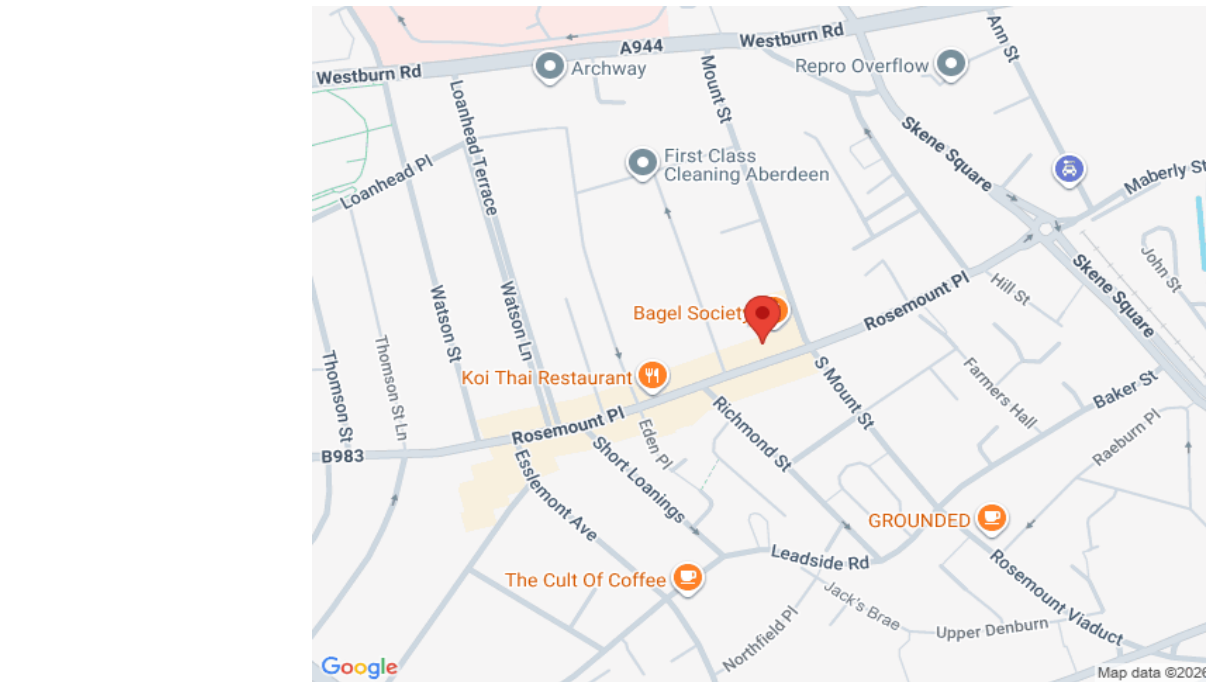
Shared loft. Shared gardens to the front and rear of the property. Permit parking.

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.

Map



Notes

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.