

**ON HOLD**



**74 Rosemount Place, Aberdeen**

**1 Bedroom, 1 Bathroom, Apartment**

**Offers Over £45,000**

**MARTIN&CO**



- **Close proximity to city centre**
- **Ideal for First Time Buyer opportunity**
- **Ideal Investment Opportunity**
- **Close to Aberdeen University**
- **Excellent transport links**
- **LARN1905074**
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A ROSE ON ROSEMOUNT. CLICK on VIRTUAL TOUR! This one bedroom flat is located in the popular Rosemount area of Aberdeen making it the perfect place to stay if you're looking for great local amenities and a short walk to the City Centre. The spacious rooms in the property are decorated in neutral colours throughout.

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.

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Area features include:

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

**LIVING ROOM** Spacious living area that has been



decorated in neutral tones with grey carpets. Large window provides plenty of natural light. Alcove and cupboard storage present.

**KITCHEN** The kitchen benefits from a fitted kitchen with a range of appliances including a gas hob and oven. Plenty of storage is provided by the large white base and wall units and the counter tops are dark grey. It also has tiled feature around the worktops. Window allows lots of natural light in making this space feel bright and airy.

**BEDROOM** An attractive large double bedroom which features mirrored sliding wardrobes and carpeted flooring. The large windows provide plenty of natural light.

**BATHROOM** A three piece white suite with a shower over the bath. Features aqua panelling around the wet areas. Mirrored storage cupboard for all of your essential toiletries.



**Aberdeen**

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