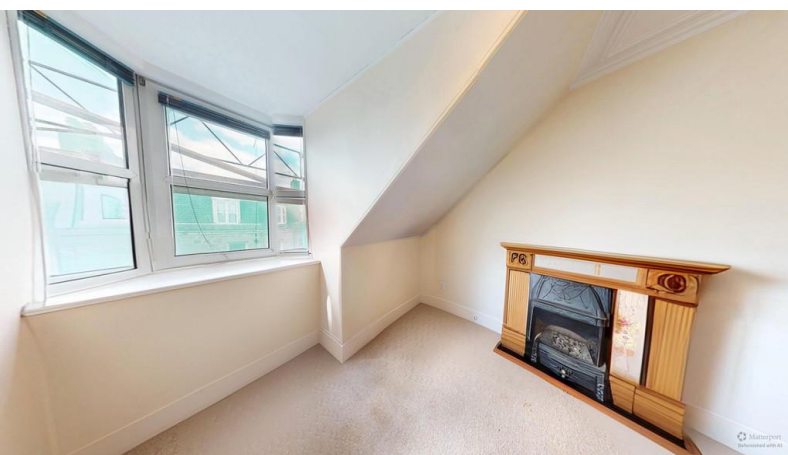


FOR SALE



Rosemount Place FFR, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers Over £75,000



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Close to City Centre
- Close to Aberdeen University
- Excellent transport links
- Local amenities nearby

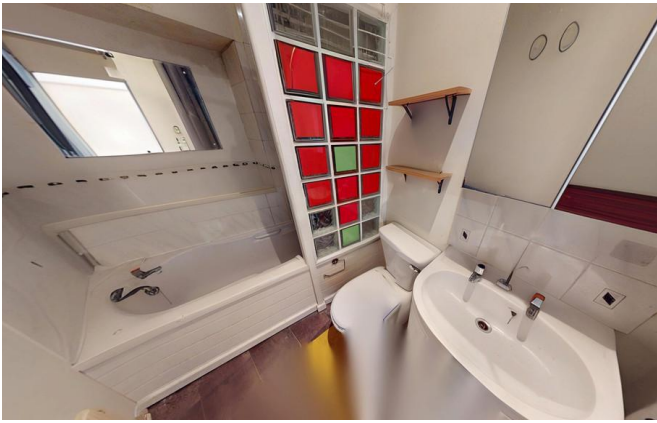
A rose on Rosemount. This recently decorated two bedroom property located in the Rosemount area. Offered on a furnished basis and is conveniently located for the city centre, Tullos and Altens industrial estates, this property is apt for a young professionals, couple or students.

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's and Co-op within 5 minute walk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		



LOUNGE A bright and inviting lounge offering a comfortable and versatile living space, ideal for relaxing or entertaining. The room benefits from an abundance of natural light, with large feature windows creating a pleasant sense of space and warmth. The lounge offers a generous area for a variety of seating arrangements, attractive fireplace, and ample space for freestanding furniture if required. Warm neutral tones and carpeted flooring complement the room, while the open layout provides a practical and welcoming setting for everyday family living. A well-proportioned reception room with plenty of character and natural light, offering an excellent opportunity for prospective buyers to create a stylish and comfortable living environment.

KITCHEN A well-presented and practical fitted kitchen, featuring a smart combination of light-coloured cabinetry and contrasting work surfaces. The kitchen benefits from a bay window, which floods the room with plenty of natural light and creates a bright and welcoming atmosphere. Further features include a tiled splashback, ample cupboard and drawer storage, and a freestanding cooker, with space and plumbing for additional appliances. Generous worktop areas provide a functional setting for everyday cooking, while the neutral finish offers a versatile space that will appeal to a wide range of buyers.



BEDROOM ONE A bright and well-proportioned double bedroom, offering a comfortable and inviting space with a neutral décor that provides a versatile setting for a range of furnishings. The room benefits from a large window, allowing plenty of natural light to fill the space, while the generous floor area provides ample room for a double bed and additional bedroom furniture. A practical and comfortable bedroom, ideal for relaxing and unwinding.

BEDROOM TWO A versatile second bedroom offering a comfortable and practical space, ideal for use as a guest bedroom, child's bedroom or home study. The room provides sufficient space for a single bed together with additional furniture, while also offering the flexibility to create a dedicated work-from-home environment. A useful and adaptable room that can be tailored to suit a variety of lifestyle needs.

BATHROOM A well-presented and practical bathroom, comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin. The room features part-tiled walls and a neutral finish, creating a clean and functional space. A useful, fitted storage cupboard provides additional convenience.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 52.9 m²
TOTAL : 52.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

