

**FOR SALE**



## **Rosemount Place Flat B, Aberdeen**

**2 Bedroom, 1 Bathroom, Apartment**

**£92,500 Offers Over**





- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Excellent transportation links
- Close to City Centre
- Local Amenities Close by
- Wide variety of restaurants
- Garden

**A ROSE ON ROSEMOUNT. CLICK on VIRTUAL TOUR!** This modern two 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.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>71 C</b>
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Area features include:

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



**LIVING ROOM** Spacious and filled with natural light, the living room offers a warm and welcoming space ideal for both relaxing evenings and entertaining guests. Neutral décor and large windows create a bright, airy atmosphere, while the open layout provides flexibility in furnishing.

**KITCHEN** The modern, fully fitted kitchen features sleek cabinetry, ample countertop space, and ample space for appliances. Whether you're a casual cook or a budding chef, this kitchen balances functionality with style, making it a pleasure to prepare meals in.

**MASTER BEDROOM** A generously sized double bedroom with plush carpeting and ample built-in wardrobe space. The room offers a peaceful retreat, perfect for unwinding after a long day, and comfortably accommodates additional furnishings such as bedside tables or a dressing area.

**BEDROOM TWO** Ideal as a guest room, nursery, or home office, the second bedroom is bright and versatile. With enough space for a double bed or desk setup, it adapts easily to suit your lifestyle needs.



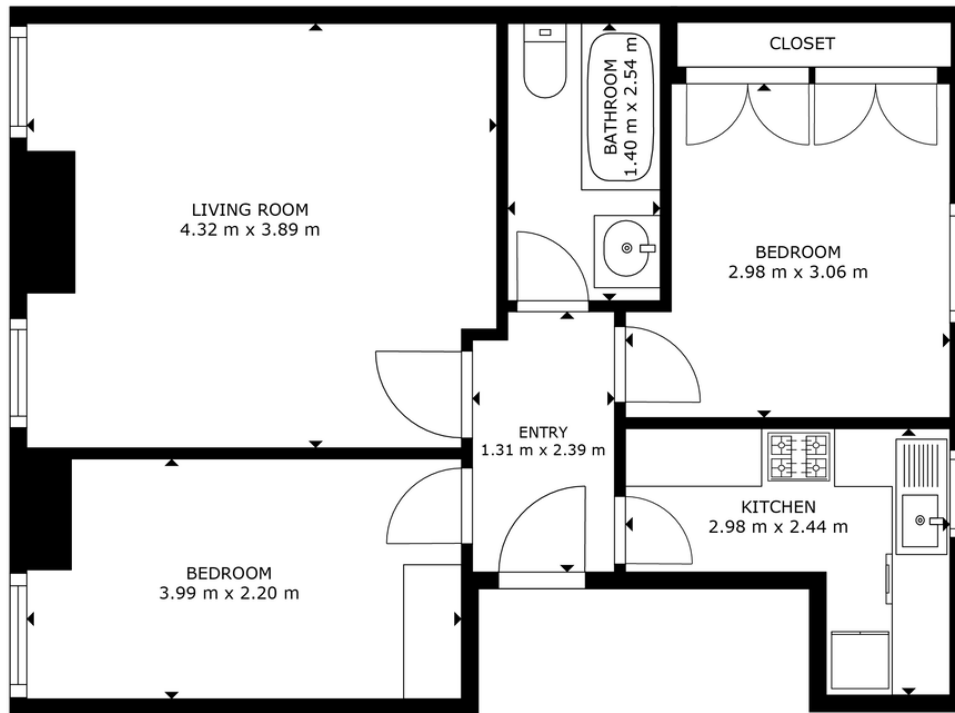
**BATHROOM** Stylish and contemporary, the bathroom is fitted with a full-size bathtub and overhead shower, a modern vanity unit, and chic tiling throughout. Clean lines and quality finishes complete this functional yet elegant space.

**HALLWAY** A well-proportioned entrance hallway connects all rooms and offers storage solutions to help keep the home tidy and organized.

**ATTIC STORAGE** Tucked away at the top of the home, this spacious attic storage room offers a secure and versatile solution for long-term storage. With pitched ceilings and exposed wooden beams, the space combines rustic charm with practicality. The room features solid flooring, ample headroom in the centre, and room for shelving along the walls-perfect for storing holiday decorations, family keepsakes, and seasonal gear. Whether you're decluttering your main living areas or organizing belongings for future use, this attic storage room offers a discreet, efficient, and reliable space to keep your items safe and orderly.

**COMMUNAL GARDEN** Enjoy access to a beautifully maintained communal garden-an ideal space for morning coffee, weekend relaxation, or socializing with neighbours. Lush greenery and thoughtfully landscaped areas offer a peaceful outdoor retreat without the upkeep.





## FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 47 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH  
T: 01224 63 65 00 • E: aberdeen@martinco.com  
Letting Agent Registration No. LARN1905074

**01224 63 65 00**  
<http://www.martinco.com>



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