



**Little Greystone 248B Rosemount Place**  
Aberdeen, AB25 2XT

ledingham  
chalmers  
estate agency





Lounge





Kitchen/ diner



Master bedroom

## Little Greystone 248B Rosemount Place Aberdeen, AB25 2XT

### Immaculately presented self-contained two double bedroom garden flat

- Superb city centre location within Rosemount
- Commanding front vista and rear self contained access
- Two beautifully presented double bedrooms
- Truly in walk in condition
- Exclusive front garden and patio to the rear
- Gas central heating and double glazing



**Two** beds.



**One** bathroom.



**One** public room.

## Immaculately presented self-contained two double bedroom garden flat

A rare opportunity for any discerning buyer to purchase a beautiful self-contained two double bedrooomed granite garden flat in a ready to walk in condition. Perfectly situated in the ever popular Rosemount area of the city with its "Village" air, providing a wealth of specialist shops, cafes and restaurants. Aberdeen's vibrant city centre and West End with their extensive range of shopping, business and recreation facilities are within walking distance. The property is also conveniently located in close proximity to the main hospital complexes serving the city. Victoria and Westburn Parks are on the doorstep.

The property has been well maintained both internally and externally. The exclusive garden to the front and the patio to the rear, which overlooks a shared garden, offer privacy and seclusion in a central yet tranquil location. Combining the generous room proportions, quality flooring and immaculate decor throughout makes this a most special home.

Set back from Rosemount Place, the flat is accessed to the rear of the granite building. The welcoming vestibule leads to the light and airy hallway with attractive wood flooring and fresh neutral decor. The large walk in cupboard caters for storage needs and offers potential for a home office area.

Viewers will surely be impressed with the stunning, expansive lounge, with elegant proportions and a superb, curved bay window which overlooks the garden to the front. Natural light floods in and the focal fireplace with original tiling emphasises the warmth of the room.



Bedroom two



Bathroom





Ideal for entertaining, the dining kitchen has been pleasantly presented with stylish decor and the same wood effect flooring flows throughout. There is a comprehensive range of cream shaker wall and base mounted units, complimented by subway style tiling and a wood effect worktop. The gas hob, electric oven and overhead extractor are inset to the unit and the range of free standing kitchen white goods will remain as part of the sale. The large window has working shutters and maximises the open leafy outlook to the garden. There is ample space for a table and chairs.

The beautiful master bedroom has crisp neutral decor and co-ordinating carpeting. The deep recessed cupboard, with double panelled doors, provides ample storage and overall the room features space for a multitude of furniture configurations. Bedroom two is equally tasteful with crisp white walls and quality carpeting. The bank of fitted wardrobes with mirror inset front doors helps reflect light from the two large windows overlooking the garden, giving the room a calm peaceful atmosphere.

Completing the accommodation is the centrally located bathroom, featuring a striking corner bath with shower above. The full white tiling surround and ceiling spotlights add to the overall modern look and the large storage cupboard is perfect for laundry and towels storage.

On the outside, the front garden is exclusive to the property. At the rear there is a patio area which is exclusive to the flat and provides the perfect sun trap to enjoy alfresco dining and a rural feel in the city. There is also a communal drying green laid to lawn. The garden shed will remain as part of the sale.

Exterior



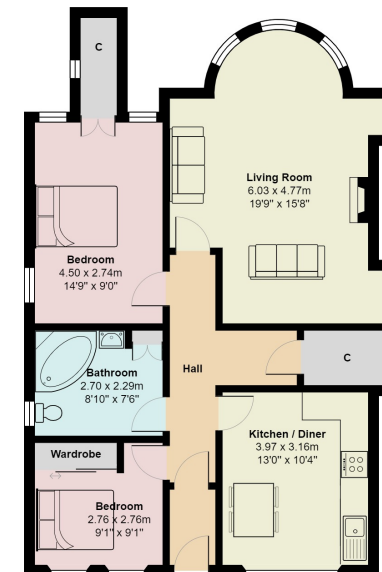
Patio area



## Accommodation and plans

Lounge	19'9" x 15'8"	6.02m x 4.78m
Master bedroom	14'9" x 9'0"	4.5m x 2.74m
Bathroom	8'10" x 7'6"	2.69m x 2.29m
Bedroom two	9'1" x 9'1"	2.77m x 2.77m
Kitchen/ diner	13'0" x 10'4"	3.96m x 3.15m

248b Rosemount Place



## **Directions**

Travelling from Union Street continue onto Union Terrace, at the first set of traffic lights turn left onto Rosemount Viaduct, continue straight through the next set onto South Mount Street and at the top of South Mount Street turn right at the lights onto Rosemount Place.

## **Location**

The property is situated in the heart of the thriving community of Rosemount with its many and varied specialist shops including a cheesemonger, family butcher, fish monger, dry cleaner and chemist. There are a range of leisure facilities available nearby and the property is ideally located for access to Aberdeen University, Aberdeen Royal Infirmary and Cornhill Hospital. The property is also positioned in close proximity to both Victoria and Westburn Parks. Good road links provide easy access to all parts of the city and the area is also well served by public transport facilities.

## Arrange a viewing

Viewing By appointment telephone 07500444255 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.