



22 and a half View Terrace | Aberdeen | AB25 2RR

Well Presented and Spacious One Bedroom Flat

Offers Over £107,500

We are delighted to offer for sale this superbly presented one bedroom first floor flat in the popular residential area of Rosemount. The property has been finished to the highest of standards throughout, one that can only truly be appreciated by internal viewing. The property offers attractive and stylish decor throughout which is filled with natural light and creates a desirable and sought after bright, open accommodation.

The accommodation firstly comprises of a spacious lounge to the front of the property which has been finished in a stylish neutral tone accommodating a wide range of furnishings. The room is focused around the impressive marble fireplace fitted with a gas fire being a true stand out feature of the property and bringing further character to the accommodation, the room additionally benefits from a large window overlooking the quiet one-way street and allowing plentiful natural light.

The property also offers an incredibly impressive dining kitchen fitted with white gloss units and co-ordinating black work tops offering a vast amount of storage and work surfaces whilst also accommodating integrated white goods such as the fridge/freezer, oven and ceramic hob. The kitchen allows a generous amount of space for a dining table, offering further living accommodation with the room enjoying a pleasant outlook over the rear garden.

The double bedroom is accessed via the lounge and has again been finished in an attractive neutral decor. The room provides space for a variety of furniture, currently being fitted with an impressive wardrobe which would be available to the purchaser via separate negotiation. To complete the accommodation is the shower room fitted with a white suite comprising a w.c., hand wash basin and enclosed shower cubicle.

Additionally, the property also offers a well maintained communal hallway along with a shared garden to the rear which has also been well cared for. There is also the fantastic benefit of a private storage outhouse to the rear, accessed via the garden.

ACCOMMODATION

- Lounge
13'3" x 12'3" (4.04m x 3.73m) approx.
- Kitchen
13'3" x 11'1" (4.04m x 3.38m) approx.
- Double Bedroom
12'3" x 7'1" (3.73m x 2.16m) approx.
- Shower Room
9'2" x 4'7" (2.79m x 1.4m) approx.

Gas Central Heating

Double Glazing

Rear Shared Garden

Private Storage Outhouse

All custom fit blinds, light fittings (excluding current lounge fitting) and white goods are to be included within the sale with the bedroom wardrobe being available via separate negotiation

EPC Band - C



Dining Kitchen



Dining Kitchen



Lounge



Lounge



Double Bedroom



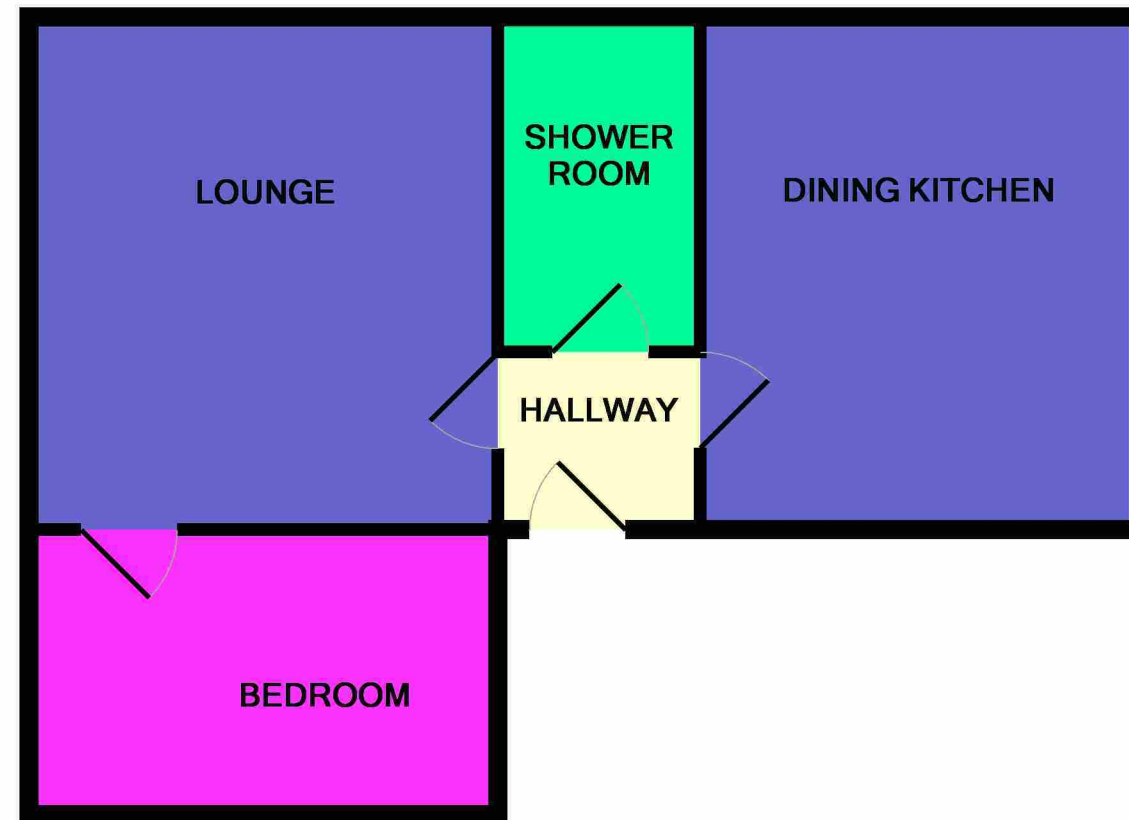
Shower Room



External

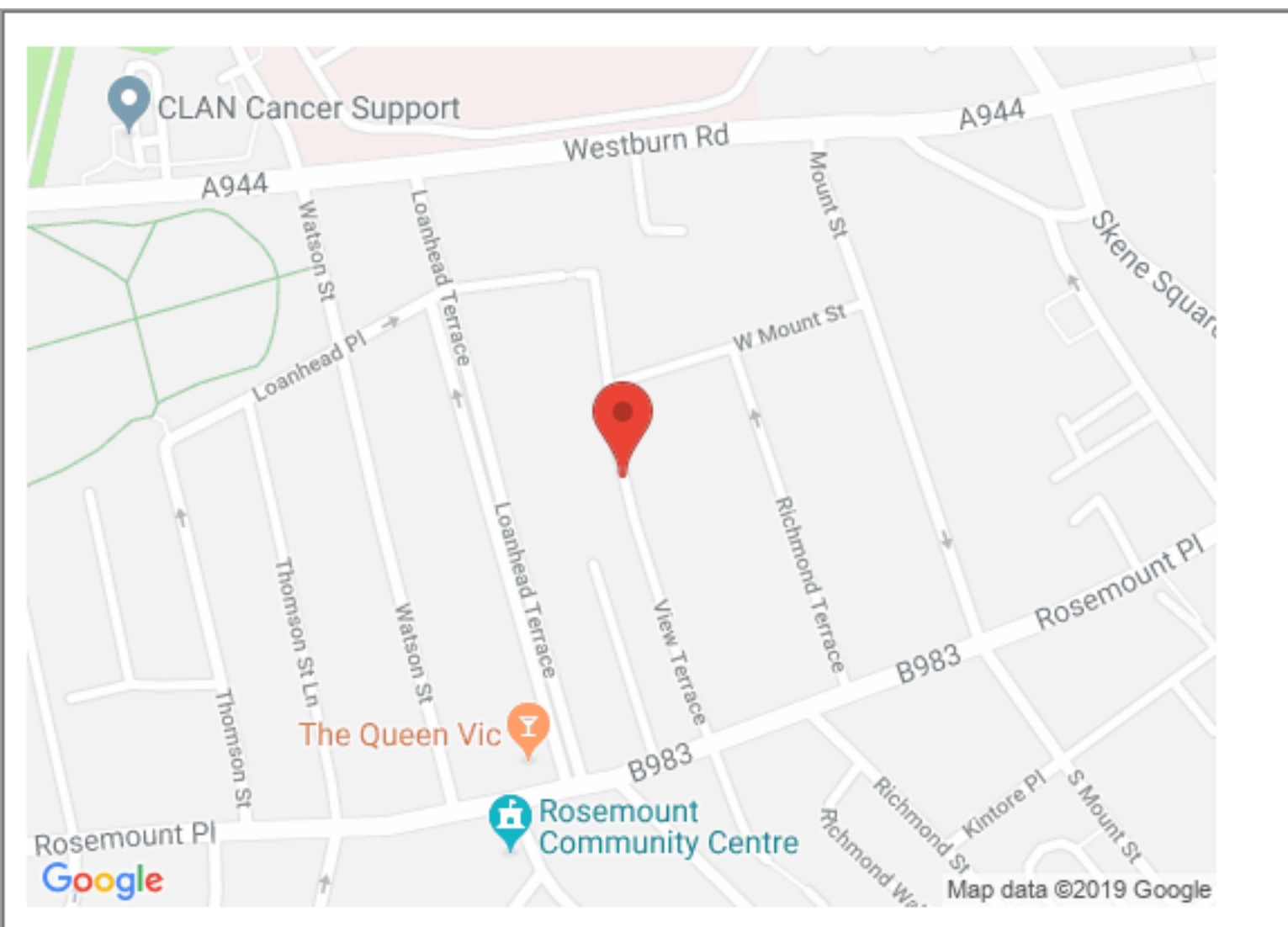


Garden



Floorplan

Property location



Directions Travelling from Union Street continue onto Union Terrace proceeding through the first set of traffic lights and at the second set turn left onto Rosemount Place. View Terrace is situated on the right hand side, but if you are accessing it by car you will have to turn right before View Terrace onto Richmond Terrace, following this road to the end turning left then left again taking you back onto View Terrace.

Location View Terrace is located off Rosemount Place, well situated for easy access to Aberdeen Royal Hospital complex and also the Victoria and Westburn Parks for leisure purposes. Rosemount itself has a good range of local shops including a Sainsbury's supermarket and excellent public transport facilities making many parts of Aberdeen easily accessible from this property

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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 close 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.