



Flat D, 20 Kintore Place
Aberdeen, AB25 2TJ

ledingham
chalmers
estate agency



Kitchen



Bedroom

Flat D, 20 Kintore Place Aberdeen, AB25 2TJ

Beautifully presented two bedroom top floor flat

- Beautifully presented top floor flat
- Well maintained tenement
- Two double bedrooms
- Modern fitted kitchen
- Tasteful decor throughout
- Quiet yet central location

 **Two beds.**

 **One bathroom.**

 **One public room.**

Beautifully presented two bedroom top floor flat

Located in a quiet street in the heart of Rosemount this beautifully presented top floor flat is offered for sale. The property forms part of a well maintained granite tenement block with a telephone security entry system and well kept stairwells with allocated cupboards on the landings.

The flat itself is warm and welcoming and offers generous living accommodation with fresh, tasteful decor, co-ordinating laminate flooring and good storage.

Instantly appealing, the entrance hall has laminate flooring, neutral decoration and access to the shared storage loft. The lounge is a particularly pleasant room with front aspect, laminate flooring and neutral decoration with one feature wall. The dining kitchen is fitted with a good range of modern units with co-ordinating work tops, breakfast bar and integrated appliances. The master bedroom has a front aspect and fitted wardrobes. The second bedroom has a window to the rear. Completing the layout is the shower room which is fitted with a modern white suite with corner shower cubicle with mains shower, fitted storage and window ventilation.

The property has a shared courtyard to the rear. There is a walk in allocated cupboard on the top floor landing.

There is good public transport making many parts of Aberdeen easily accessible. Within walking distance is the city centre which has a further range of shopping, recreational and leisure facilities.



Bedroom

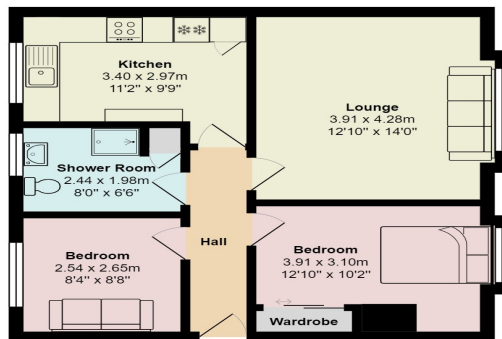


External

Accommodation and plans

Hall	0" x 0"	0m x 0m
Lounge	14'0" x 12'10"	4.27m x 3.91m
Kitchen	11'2" x 9'9"	3.4m x 2.97m
Bedroom	12'10" x 10'2"	3.91m x 3.1m
Bedroom	8'8" x 8'4"	2.64m x 2.54m
Shower room	8'0" x 6'6"	2.44m x 1.98m

20d Kintore Place



Directions

Travelling from Union Street proceed onto Union Terrace, continue to the end and turn left onto Rosemount Viaduct. Continue through the first set of traffic lights and Kintore Place is situated to both left and right before the next set of lights.

Location

Rosemount is a popular location, well situated for easy access to the Foresterhill Hospital complex and Cornhill Hospital. The area also has an excellent range of local shops and amenities.

Arrange a viewing

Viewing By appointment telephone 07851 551112 or 07875 940101 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.