



57 Rose Street, Ground Floor Right,
Aberdeen, AB10 1UB

Offers over **£195,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Three bedroom ground floor flat with exclusive garage

- Spacious ground floor flat in a prime city centre location
- Ideal purchase for the professional person or couple
- Exclusive Garage with workshop
- Three well proportioned Bedrooms
- Lounge with feature fireplace and traditional features
- Superb Conservatory with sliding doors out to rear



Utility Room



Three beds.



One bathroom.



Two public rooms.

Located within a desirable and quiet city centre location, this three bedroom ground floor flat has been well maintained by the current owners and would represent an excellent purchase for the professional person or couple.

The property benefits from neutral decor throughout, gas central heating, double glazing and an exclusive garage with workshop.

Upon entering the property, the entrance hallway provides access to all accommodation and overhead storage cupboards which house the hot water cylinder and electrics. A wall mounted telephone can be found which controls the security entry system in place and there is also an alarm system which can be used if desired.

The contemporary kitchen is fitted with a range of base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and splash back behind. There are a range of integrated appliances, all of which are to be included as part of the sale. Steps from the kitchen lead down to the utility room which is fitted with a range of modern base and wall units also incorporating a stainless steel sink and drainer and hosting a range of free standing appliances, all of which are to be included as part of the sale. There is a versatile home office / study which is also located on this level and could be utilised in a number of ways.

The bright and spacious lounge is of good proportion and boasts fine period features including high ceilings, cornicing and an original stone wall with feature fireplace is the main focal point of this airy room.

The tiled shower room is generous in size, fitted with a shower cubicle, wash hand basin and WC contained within a vanity unit, bidet and a heated towel rail.



Home Office / Study



Conservatory



Bedroom



Bedroom

A superb addition to the property is the conservatory which allows space for a range of furniture and sliding patio doors open out to the shared drying green at the rear.

There are three good sized bedrooms located to the rear of the property. One room boasts a fantastic dressing room and the other is fitted with a large built-in cupboard providing excellent storage.

A cloakroom toilet completes the internal accommodation.

There are exclusive cellars which can be used for further storage and externally, there is a shared drying green to the rear and an exclusive garage which can be accessed at the side of the property.

Early viewing is highly recommended to appreciate the spacious accommodation on offer.

Accommodation

Lounge	15'6" x 14'4"	4.73m x 4.37m
Kitchen	7'3" x 14'2"	2.21m x 4.32m
Utility Room	8'3" x 13'2"	2.52m x 4.01m
Home Office / Study	7'6" x 12'11"	2.29m x 3.94m
Conservatory	5'8" x 15'8"	1.73m x 4.78m
Bedroom	8'11" x 8'10"	2.72m x 2.69m
Bedroom	9'10" x 10'8"	3m x 3.25m
Bedroom	13'4" x 9'2"	4.07m x 2.79m
Shower Room	7'1" x 9'2"	2.16m x 2.79m
Garage / Workshop	26'3" x 12'5"	8m x 3.79m

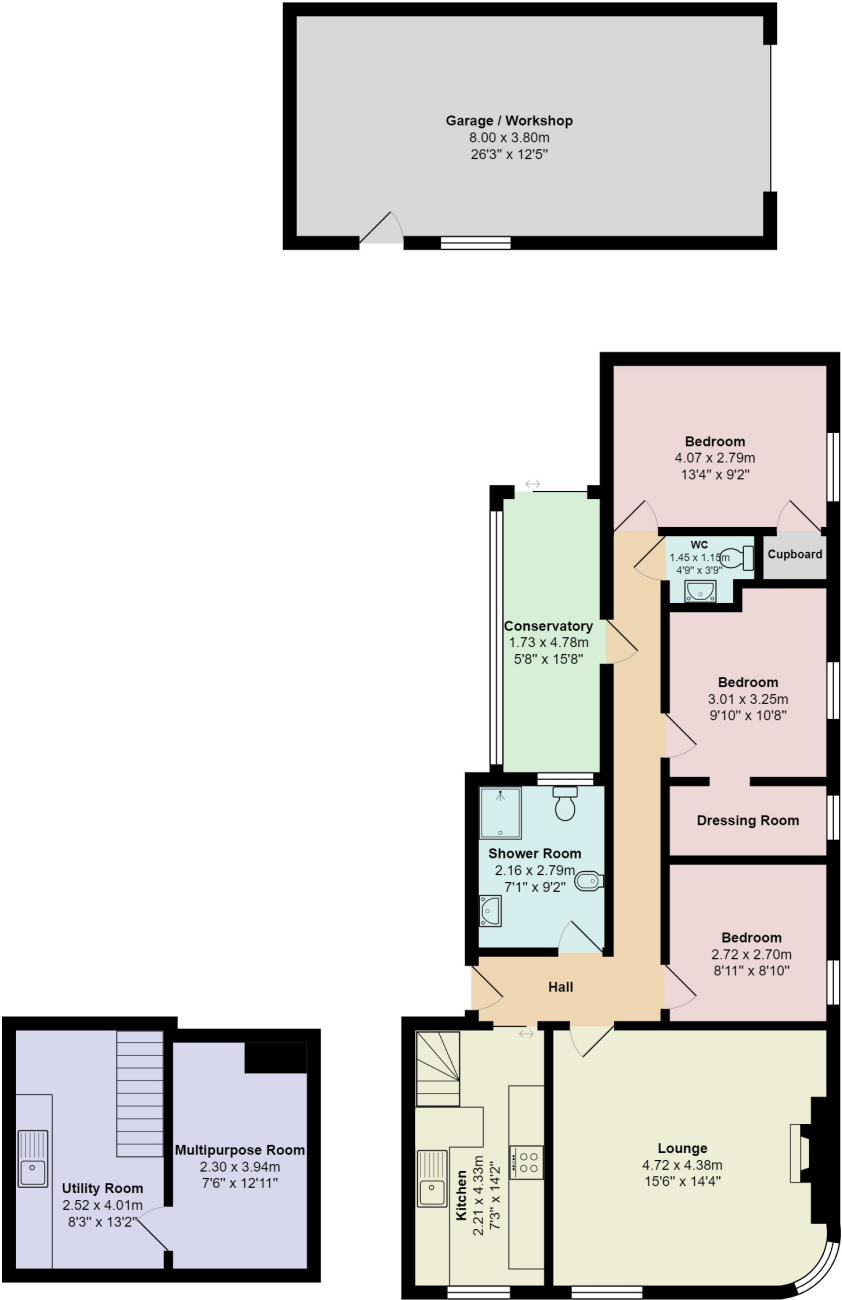


Shower Room



Garage

Floorplan



Directions

From the west end of Union Street turn into Rose Street and number 57 is on the left hand side. The property is located within the second door for number 57 and this has a green door.

Location

Rose Street is a popular central location only a short walk from Union Street and accordingly a wide range of shops, pubs, clubs and restaurants and leisure facilities are all close to hand as is public transport to most parts of Aberdeen with the location offering easy access to most parts of the City by a variety of arterial routes. The property is within the catchment area of Ashley Road Primary and Aberdeen Grammar Schools as well as being within walking distance of the private schools within the city, all with excellent reputations.

Arrange a viewing

Viewing 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.