



83 Rosemount Viaduct,
Flat 2L, Aberdeen, AB25 1NS

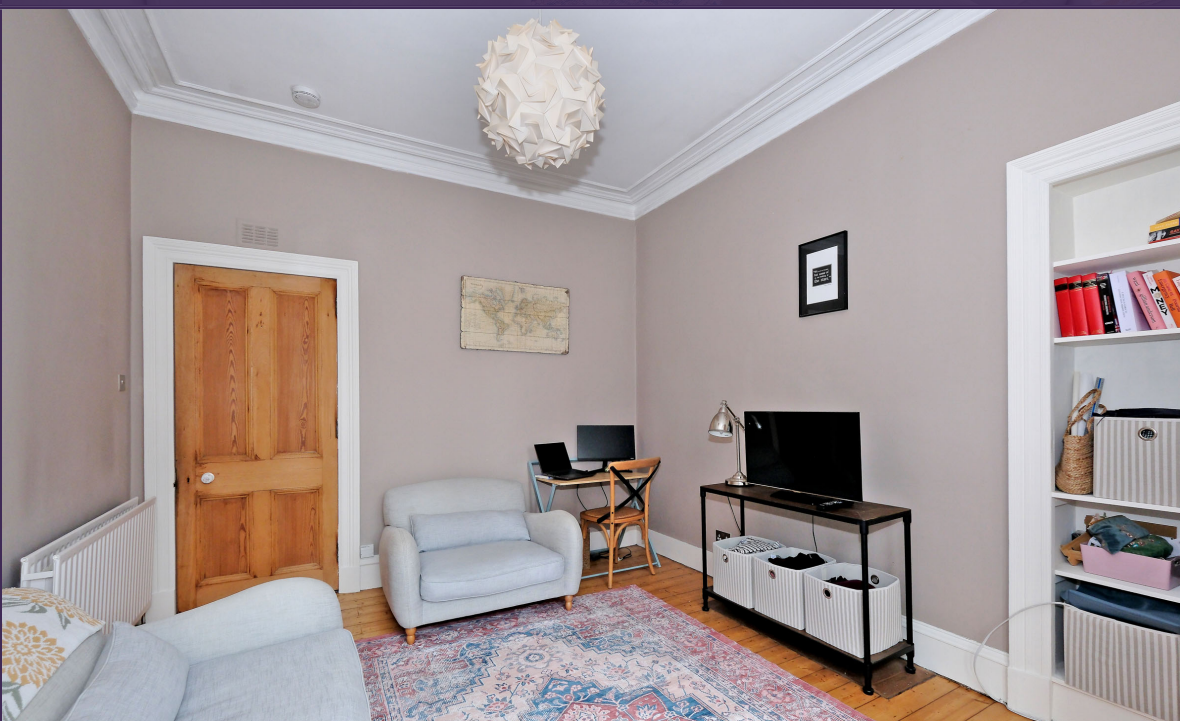
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Hallway



Lounge



Lounge

One bedroom second floor flat

- Beautifully presented one bedroom flat
- Gas Central Heating and Double Glazing
- Light and airy Lounge with city views
- Stylish Kitchen with appliances included in sale
- Modern Shower Room with walk-in shower
- Shared Garden to rear, Basement and Store



One bed.



One bathroom.



One public room.

Situated in the heart of the city centre, we have the pleasure in offering for sale this one bedroom, bright and spacious flat with open views of Aberdeen City Centre.

The property is presented in good order throughout and forms part of a traditional granite building with the communal areas protected by a security entry system. The property itself boasts spacious dimensions, gas central heating and double glazing. Ready to move into with the minimum of inconvenience, tasteful décor is enhanced by quality floor coverings and period detail includes traditional pitch pine internal doors, high ceilings with plaster cornice and deep skirtings.

Upon entering this beautiful flat, you are immediately welcomed into the hallway which is decorated in pink tones with complimenting colourful mosaic tiled flooring.

The spacious lounge is situated to the front of the property with gorgeous views over the city and benefits from fresh and neutral tones with hardwood flooring. The room is generous in size offering ample space to host a range of living furniture. A built-in alcove with shelving offers a pleasant display area.

The stylish kitchen is fitted with a good range of white base and wall units, contrasting work surfaces, stainless steel sink and drainer with mixer tap, completed with co-ordinating tiled splashback. Appliances include fridge/freezer, dishwasher, washing machine, hob and oven. The generous proportions offer space for a dining table and chairs if desired.



Kitchen



Kitchen



Bedroom



Bedroom

The double bedroom enjoys a front facing aspect, is of fantastic proportion and benefits from tasteful decor, quality hard wood flooring and a range of space available for a variety of free-standing furniture.

Completing the accommodation is the elegant shower room which is fully tiled and comprises of a walk-in shower enclosure, WC, wash hand basin set into vanity with mirrored medicine cabinet above.

The communal areas are well maintained and there is a shared garden to the rear and further storage is available within the basement and on the half landing.

This is a lovely property, ideal as a first time purchase, of which internal inspection is genuinely recommended.

Accommodation

Lounge	11'7" x 13'9"	3.53m x 4.19m
Kitchen	11'2" x 13'5"	3.4m x 4.09m
Bedroom	7'8" x 13'9"	2.34m x 4.19m
Shower Room	6'10" x 9'3"	2.08m x 2.82m

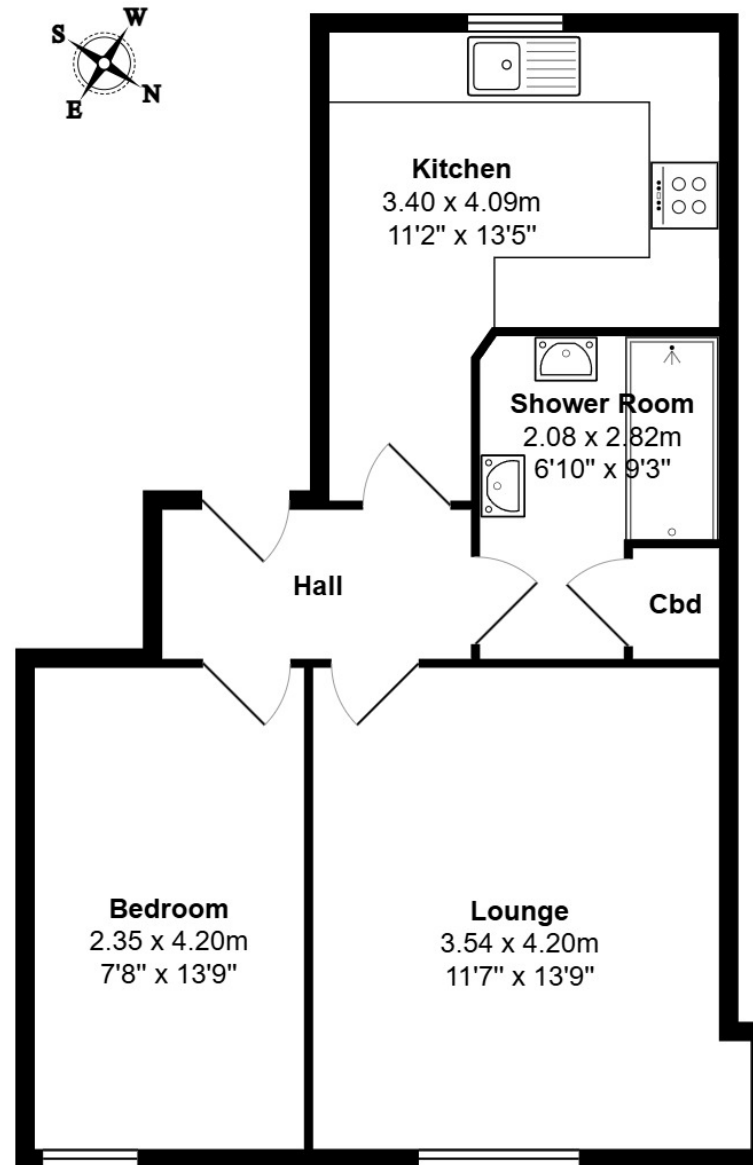


Shower Room



Shared Garden

Floorplan



Directions

From Union Street turn onto Union Terrace, travel to the traffic lights, then turn left onto Rosemount Viaduct. Number 83 is located on the left hand side of the road, beyond the following set of traffic lights.

Location

Rosemount Viaduct lies in the heart of the city with Union Street only some five minutes walk from the property. Local shops and amenities are available on Rosemount Viaduct and on nearby Rosemount Place with its specialist cheesemonger, butcher, fishmonger, chemist and cafes. Regular public transport to many parts of the city is readily available and the subjects are close to Aberdeen Grammar school and reputable nursery and primary schools. Anderson Drive Aberdeen's main thoroughfare is easily accessible as are the business centres to the north and south of the city the hospital complex at Foresterhill and Aberdeen airport.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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