



20 Grosvenor Place, First Floor Flat,
Aberdeen AB25 2RE

Offers over **£190,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Two bedroom first floor flat

- Fabulous location
- Bright and spacious Lounge
- Well appointed Kitchen with dining area
- Two well proportioned Bedrooms
- Secure door entry system
- Shared rear Garden



Hallway



Two beds.



One bathroom.



One public room.

We are pleased to offer for sale this spacious two bedroom first floor flat, forming part of a traditional granite building in the ever popular Rosemount area.

Retaining many traditional features including high ceilings, cornicework, and deep skirtings to some rooms and benefiting from gas central heating and security entry system, this well presented property would be an ideal first time purchase or investment property.

Entered via wooden door from the communal hall, you are immediately welcomed into the bright and welcoming hallway which boasts a storage cupboard with some shelving and leads to all accommodation.

The spacious and inviting lounge enjoys a bay window to the front of the property allowing natural light to flood the space. A focal point of this beautiful room is the traditional leaded fireplace on lead hearth with inset tiling.

Accessed from the lounge, the generous kitchen is fitted with a range of wall and base units with complementing work surfaces, some display frontage, inset sink and drainer and attractive splashback tiling. Twin windows to the front allow ample natural light and the room offers plenty of space for a dining table and chairs for formal dining.



Bedroom



Shower Room



Hallway



Bedroom

The first bedroom is a generous double with window overlooking the rear garden, and benefiting from two sets of double wardrobes allowing both hanging and shelf storage. The room is decorated in neutral tones and laid with real oak hardwood flooring.

The second bedroom is another double room with window overlooking the rear garden, and 'Aberdeen' style shelved cupboard. Again, this room is decorated in neutral tones with complimenting carpeting.

The shower room is partially aqua panelled and fitted with a white three piece suite comprising wash hand basin, toilet pedestal, and large shower cabinet.

Please note all of the white goods and the wardrobe will remain as part of the sale.

Externally, there is a shared garden to the rear of the property, laid mainly to lawn with mature plants and shrubs in the borders. There is a shared washhouse and exclusive coal cellar. Parking is available on street and a residents permit can be obtained from Aberdeen City Council.

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

Accommodation

Lounge	14'1" x 14'4"	4.29m x 4.37m
Kitchen / Diner	10'2" x 14'2"	3.1m x 4.32m
Bedroom	12'6" x 11'0"	3.81m x 3.35m
Bedroom	16'11" x 10'4"	5.16m x 3.15m
Shower Room	8'4" x 4'9"	2.54m x 1.45m



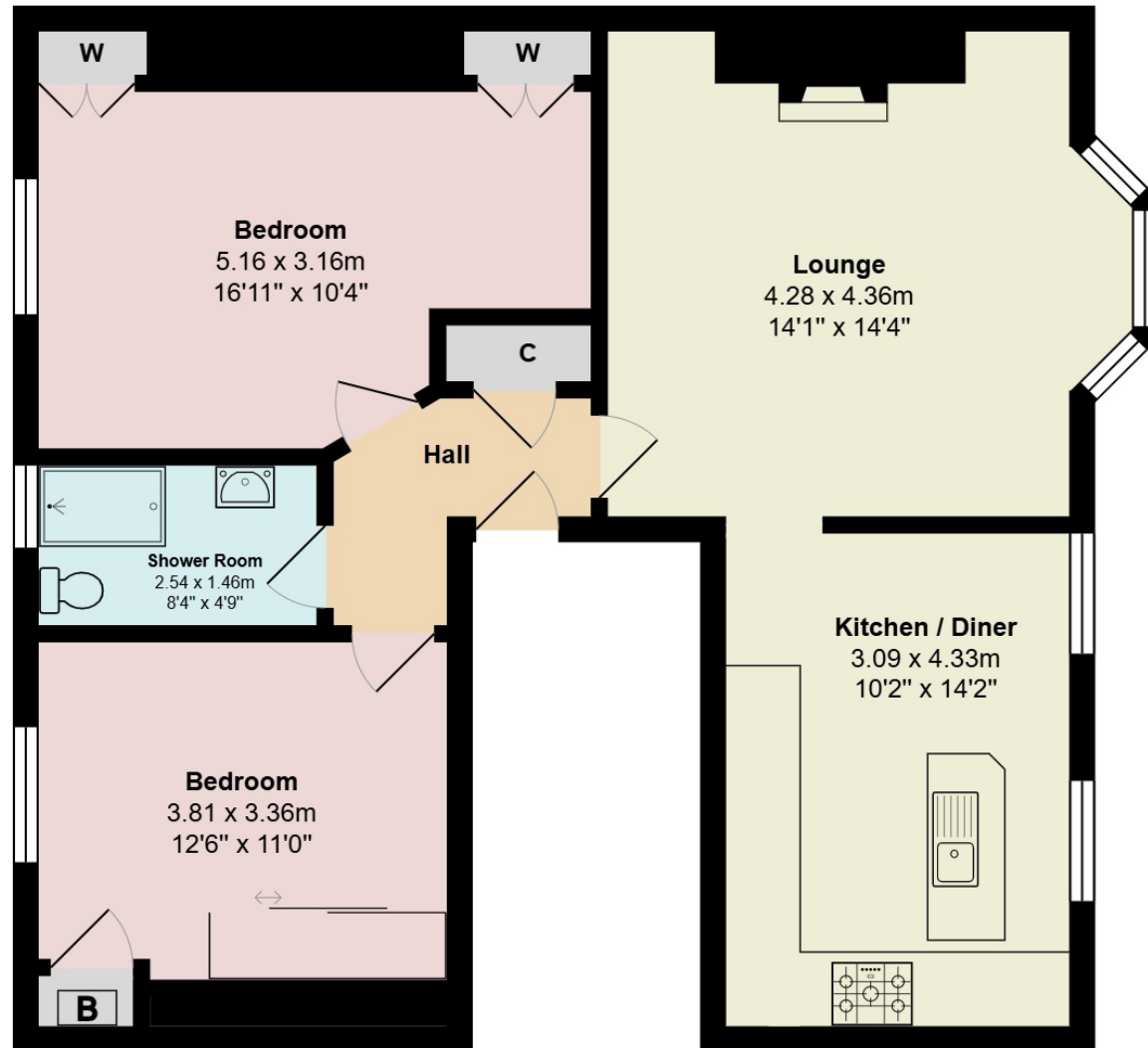
Bedroom



Shared Garden

Floorplan

20 Grosvenor Place



Directions

Travelling west along Union Street, turn right onto Rose Street and proceed through the first set of traffic lights. At the second set of traffic lights, turn left onto Whitehall Place and take the first right turn onto Grosvenor Place. Number 20 is on the right hand side.

Location

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fishmonger, chemist and supermarket are all within walking distance, along with lovely cafes and local craft shops. The city centre is some 10 minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.

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.