



14D Kintore Place,
Aberdeen, AB25 2TJ

**ledingham
chalmers**
estate agency



Hallway



Lounge



Lounge

One bedroom first floor apartment

- Fantastic central location with local amenities nearby
- Security Entry System with handset internally
- Gas Central Heating and Double Glazing
- Stylish Kitchen with appliances generously included in sale
- Lounge / Dining Room with front facing aspect
- Generous Double Bedroom with fitted storage



One bed.



One bathroom.



One public room.

We are pleased to offer for sale this attractive, one bedroom apartment which is situated on the first floor of a well maintained building located in the popular Rosemount area of the city.

Offering a spacious level of particularly light and airy accommodation, with open aspects to front and rear, benefits include gas fired central heating with traditional style radiators, uPVC double glazed windows, generous built-in storage facilities, and a security entry system. The neutral décor is enhanced by laminate wood flooring and ceramic floor tiles, which are included in the sale together with all window blinds, light fittings and all appliances in the kitchen.

Access to the property is via an entrance vestibule which has a cupboard housing the electricity meter and fusebox and leads through to the hallway which is fitted with solid wood panelled interior doors and laminate wood flooring. There is a built-in airing cupboard and a shelved linen cupboard providing excellent storage and a wall mounted handset provides access to the security entry system in place.

The bright and spacious lounge is front facing and affords direct access to the well equipped kitchen. The room is decorated in tasteful neutral decor which is complimented by the laminate wood flooring.

The stylish kitchen is fitted with a range of grey coloured base, wall, drawer and larder cabinets complemented by brushed steel handles, contrasting wood effect work surfaces, and co-ordinating splashback tiling. Stainless steel sink and drainer with mixer tap, above which is a rear facing window enjoying a pleasant leafy outlook. Built-in ceramic hob with integrated extractor hood above, and electric oven/grill below.



Kitchen



Kitchen



Bedroom



Bedroom

Enjoying a front facing aspect, the dimensions of this attractive double bedroom afford ample space for free standing furniture, and a deep wardrobe fitted with louvre doors offers generous hanging and shelving facilities. The look of this room is complete with laminate wood flooring and neutral decoration.

The fully tiled bathroom completes the accommodation and is fitted with modern, white sanitary ware and over-bath shower.

The external communal areas are well maintained with a shared drying room on the landing offering additional storage facilities. The garden areas are tidy with shared rotary clothes dryers to the rear, and there is ample permit parking to the front of the property.

Internal viewing of this ideal starter home is essential to appreciate its appeal.

Accommodation

| | | |
|-------------|----------------|---------------|
| Living Room | 10'9" x 16'11" | 3.28m x 5.16m |
| Kitchen | 10'9" x 9'4" | 3.28m x 2.85m |
| Bedroom | 9'10" x 13'9" | 3m x 4.19m |
| Bathroom | 9'10" x 6'0" | 3m x 1.83m |



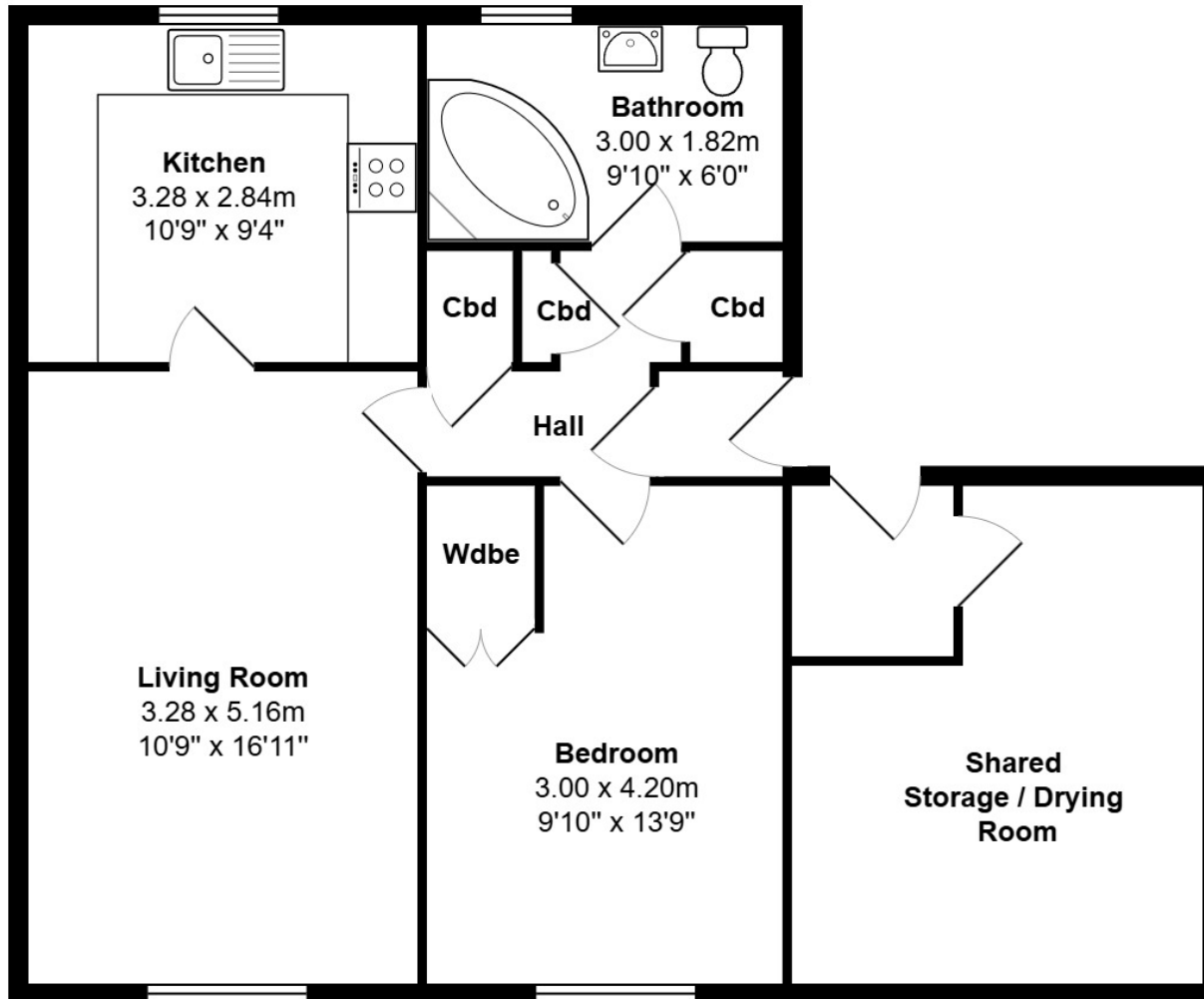
Bathroom



Exterior

Floorplan

14D Kintore Place



Directions

From Union Street turn onto Union Terrace and travel to the end. Turn left at the traffic lights and proceed along Rosemount Viaduct, through the next set of traffic lights, and up South Mount Street. Turn right into Kintore Place where number 14 is clearly identifiable on the left hand side of the road.

Location

Rosemount is a highly sought-after location, offering easy access to the Aberdeen Royal Infirmary complex and Cornhill Hospital. The area boasts an excellent range of local shops and amenities, as well as convenient public transport links providing access to many parts of Aberdeen. The city centre, with its further range of shopping, leisure and recreational facilities, is also within walking distance.

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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