



6 Ground Floor Right, South Mount Street,
Rosemount, Aberdeen, AB25 2TL

Offers over **£90,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen

6 Ground Floor Right, South Mount Street, Rosemount, Aberdeen, AB25 2TL

Spacious two bedroom ground floor flat

- Ground floor flat with two bedrooms
- Sizeable front aspect lounge with feature fire
- Kitchen/diner with garden views
- Centrally placed bathroom with shower over the bath
- Shared rear garden with large area of lawn
- Perfectly located within the popular Rosemount area



Two beds.



One bathroom.



One public room.

Situated in the popular Rosemount area of Aberdeen, we offer for sale this spacious two bedroom ground floor flat which is part of a well maintained granite tenement.

Upon entering the property you are greeted by a spacious hallway, which provides access to a sizeable storage cupboard and all of the property's accommodation.

The spacious lounge is located to the front of the property and has a light and airy feel. A feature fire place gives a great focal point to the room and is placed between two alcoves, which could easily be fitted with shelving or additional storage.

The Kitchen/diner is location to the rear and is fitted with an extensive range of wooden units and integrate appliances including hob with extractor, oven and fridge/freezer. A window above the sink provides views over the rear garden.

The first double bedroom is located towards the front of the property and benefits from cream carpeting and neutral decor. The second bedroom is located to the rear and makes the most of the garden views and would make a great home office if required. The room is finished in the same neutral decor as found throughout.

Outside, the property benefits from a shared and well maintained rear garden, with a large area of lawn with rotary drier.

The property is to be sold as seen and offers a great opportunity for first time buyers or buy to let investors.



Bedroom



Communal garden

Accommodation and plans

Lounge	13'11" x 13'6"	4.24m x 4.12m
Kitchen/diner	14'8" x 8'9"	4.47m x 2.67m
Bedroom	13'10" x 8'8"	4.22m x 2.64m
Bedroom	10'3" x 8'0"	3.12m x 2.44m
Bathroom	10'6" x 4'1"	3.2m x 1.24m

Directions

Travelling from Union Street continue onto Union Terrace at the first set of traffic lights turn left onto Rosemount Viaduct. Continue straight, where the street turns into South Mount Street, before the next set of traffic light, No. 6 is located on the right hand side.

Location

South Mount Street is situated in the popular Rosemount area, well positioned and within easy walking distance of the city centre. Rosemount itself has an excellent range of local shops and amenities for your everyday needs and ideally placed for Aberdeen University and Aberdeen Royal Hospital complex.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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AB10 1HA

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property@ledinghamchalmers.com

1. *Leaves* – 1000

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.

6 South Mount Street

