



Flat 7, 11 Rosemount Viaduct,
Aberdeen, AB25 1NE

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**Flat 7, 11 Rosemount Viaduct,
Aberdeen, AB25 1NE**

One bedroom, top floor flat

- Fantastic location
- Spacious accommodation throughout
- Lovely views of Aberdeen city centre
- One Bedroom
- Exclusive storage at the rear
- Local shops and amenities at your doorstep



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this one bedroom, top floor flat, located in the ever popular area of Rosemount with many local shops and amenities at your doorstep.

This top floor, one bedroom flat is in need of upgrading however does present the perfect opportunity for those looking for a project.

The property is entered from the communal staircase into the hall which provides access to all accommodation.

The kitchen is a bright room located to the rear which offers plentiful space for a range appliances and worktops. A sink and drainer has already been installed.

The spacious lounge enjoys a front aspect and benefits from a large window allowing for natural light to flood the room.

The bedroom enjoys a pleasant front view and benefits from a built in double wardrobe with sliding door.

Completing the accommodation is the bathroom which features bath with shower above, WC and wash hand basin.

To the rear there is a shared patio area and exclusive storage unit.



Bedroom

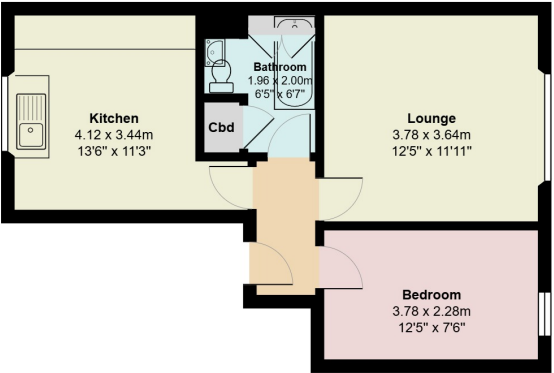


Bathroom

Accommodation and plans

Lounge	12'5" x 11'11"	3.79m x 3.63m
Kitchen	13'6" x 11'3"	4.12m x 3.43m
Bedroom	12'5" x 7'6"	3.79m x 2.29m
Bathroom	6'5" x 6'7"	1.96m x 2.01m

11, Flat 7 Rosemount Viaduct



Directions

From Union Street, turn onto Union Terrace. At the traffic lights, turn left onto Rosemount Viaduct

Location

Rosemount is a popular location, well situated for easy access to Aberdeen Royal Hospital complex and Cornhill Hospital. The area also has an excellent range of local shops and amenities. There is good public transport making many parts of Aberdeen easily accessible. Within walking distance is the city centre which has a further range of shopping, recreational and leisure facilities.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

Icea.com

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.