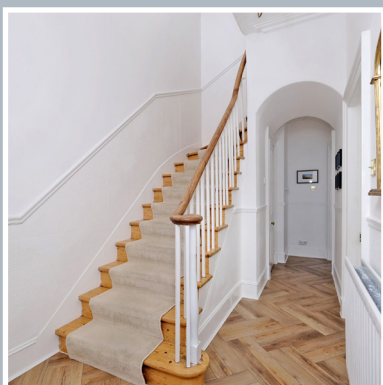




234

Rosemount Place

Aberdeen, AB25 2XT



mackinnons
solicitors



The entrance door leads into the bright and airy reception hall. Of predominantly neutral decoration to complement the parquet style flooring, a fitted cupboard conceals the electricity circuit breakers.

Beneath the staircase is the well appointed WC cloakroom. Overlooking the property frontage is the inviting lounge. Of pleasing decoration and neutral carpeting, central to the room is the striking fireplace housing an open solid fuel fire. To either side of the fireplace arched alcoves are fitted with display shelving and half height cupboards to provide concealed storage.

The stunning dining kitchen spans the width of the property and overlooks the rear garden via two large windows. Of neutral decoration to highlight the parquet flooring and kitchen units, the dining kitchen is a fabulous versatile living space and works well for formal dining, entertainment and relaxation.

From the dining kitchen a panelled door leads down a split level stair to the generously proportioned utility room which also operates as a boot room. A partially glazed door leads out to the rear garden.

Returning to the reception hall, a striking staircase with solid wood balustrade and central carpet runner leads to the first floor landing.

We are delighted to bring to the market this beautifully appointed three bedroom terraced granite dwelling house, located within the thriving Rosemount area of Aberdeen city.

Enjoying close proximity to a wide range of amenities, schooling and transport links, the property represents a perfect blend between modern and traditional influences. Period features are complemented by modern fixtures and fittings, with a stunning dining kitchen overlooking the generously proportioned rear garden. With ample off street parking to the rear, viewing of this lovely home is highly recommended.





A panelled door from the landing leads into the well proportioned principal bedroom. Of neutral decoration and carpeting, an elevated bay window allows for far reaching views over the rear garden. Bedrooms two and three respectively overlook the front and rear of the property. Of tasteful decoration, both bedrooms are fitted with a bespoke range of fitted wardrobes which provide a wealth of shelf and hanging space.

Completing the living accommodation is the family bathroom. Fully tiled, the white three piece suite consists of a wash hand basin, WC and P-shaped bath with mains shower appliance overhead.



Outside: A paved pathway leads to the entrance door. Bordered by granite walls and beech hedging, the front garden features attractive and well stocked seasonal borders, with a variety of small mature trees and shrubs. The generously proportioned rear garden offers versatile zones so as to appeal to the whole family. A large area laid with paving and decorative stone chips is ideal for "al fresco" dining and summer barbecues. The remainder of the garden is laid to lawn with a border of ornamental trees. The exclusive parking area provides ample parking for a number of vehicles and is accessible from Thomson Street.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms

- Stunning Dining Kitchen
- Fully Enclosed Rear Garden
- Off Street Parking
- Excellent City Location

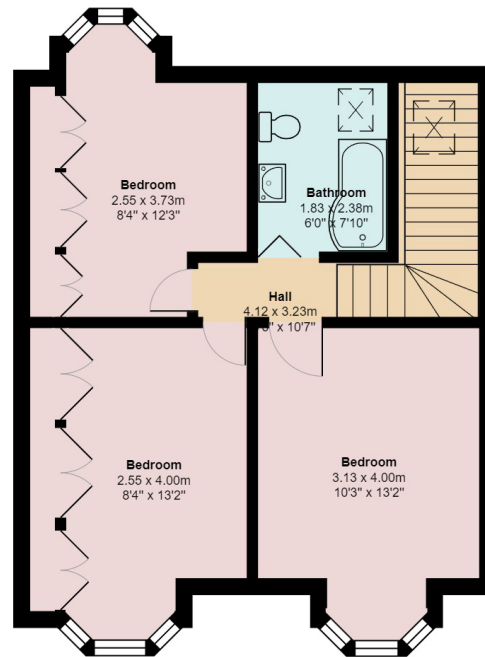
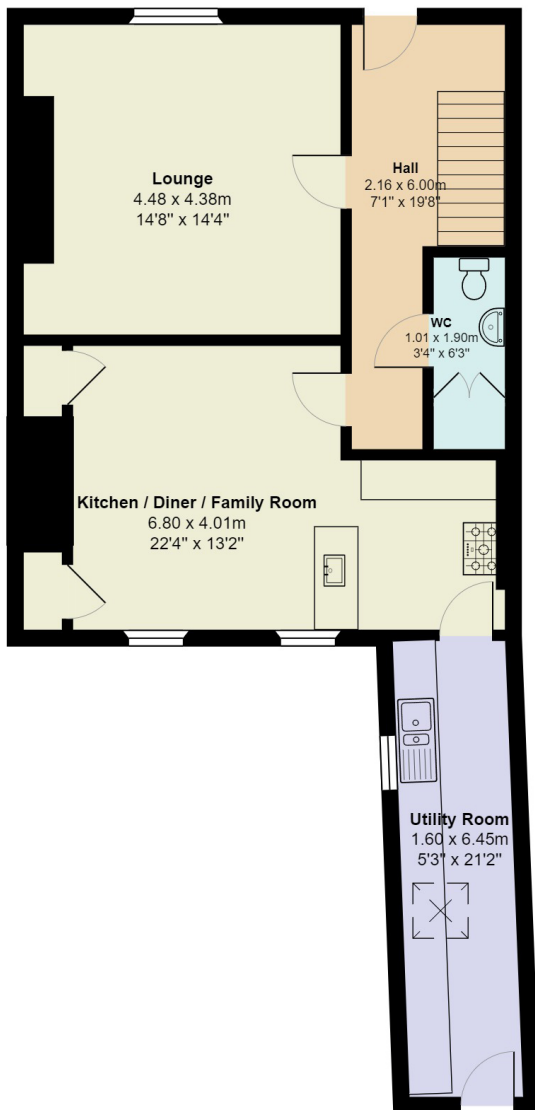
Terms

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These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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