



3/L, 67 Richmond Street,
Aberdeen AB25 2TS



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A superb opportunity for a first time buyer or young couple to purchase this spacious two bedroom top floor flat offering a combination of traditional and modern features. This property is situated in the heart of the ever popular area of Rosemount and is within easy walking distance of all that the city centre has to offer including shops, restaurants and other attractions.

Key features of note include gas central heating, double glazing, modern fitted kitchen and a fitted bathroom suite. The spacious lounge is situated towards the front of the property and features a bay window allowing in plenty of natural light. The kitchen has an open plan aspect with the lounge and has a range of modern wall and floor units as well as space for appliances.

Both bedrooms are double in size and the master bedroom benefits from built in sliding wardrobes. All rooms are serviced by a three piece bathroom suite with shower over the bath.

To the exterior there is on street parking to the front. There is a communal garden to the rear. An ideal first time buy or perhaps a buy to let investment. Viewing is essential for full appreciation.

Directions

From Union Street travel along Rose Street and continue North across the traffic lights onto Esslemont Avenue. Turn East at the traffic lights onto Rosemount Place. Turn into the 3rd opening on the right onto Richmond Street.

Area Description

Richmond Street is a popular location being in close proximity to the city centre with its wealth of amenities which is only some five minutes walk from the property. Rosemount itself has an enviable level of specialist shops including a cheesemonger, fishmonger, butchers and supermarket. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed within Victoria and Westburn parks which are close by.







Accommodation

Lounge	4.22m x 3.43m	(13'10" x 11'3")
Kitchen	4.47m x 2.24m	(14'8" x 7'4")
Bedroom 1	3.56m x 2.92m	(11'8" x 9'7")
Bedroom 2	3.84m x 3.2m	(12'7" x 10'6")
Bathroom	2.36m x 1.3m	(7'9" x 4'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

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