

# 2b Mount Street

ABERDEEN, AB25 2RB



*SPACIOUS TWO-BEDROOM  
GROUND-FLOOR APARTMENT*



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McEwan Fraser Legal is delighted to offer for sale this immaculate two-bedroom ground-floor apartment, located in the hugely popular Rosemount area of the city.

The current owners during their tenure have upgraded this property to an impeccable standard with the use of quality materials and stunning fixtures and fittings being evident throughout. Features such as a recent open plan kitchen with the lounge, and super modern shower room, further benefit from gas central heating full UPVC double glazing and decorated throughout in a fresh neutral tone.

A very welcoming, spacious entrance hall boasts great storage options with a huge walk-in cupboard. The lounge/kitchen is a fantastic space, open plan with large windows that flood the room with natural light and the comfortable lounge area is well-proportioned and flows into the generous dining area.

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The fully fitted integrated kitchen which is open plan boasts a mixture of base and wall-mounted units with complementary worktops, splash back and breakfast bar complete with a multitude of superior integrated appliances.





There are two large double bedrooms to the rear of the property both are fitted with custom-designed cupboards that have more than ample hanging and shelved areas. A centrally located and modern shower room completes the accommodation.

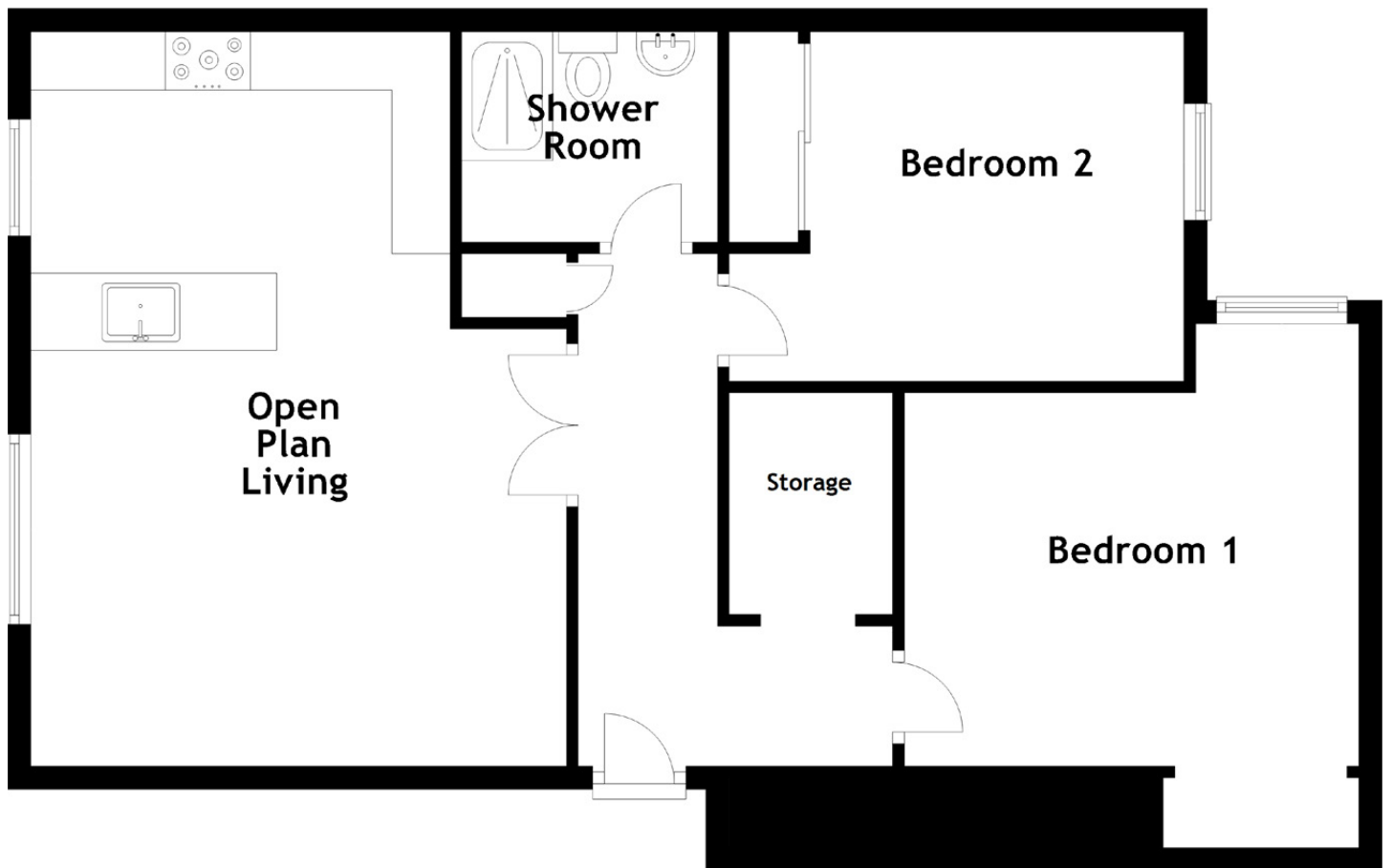




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.30m (20'8") x 4.60m (15'1")
Bedroom 1	3.90m (12'10") x 3.80m (12'5")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Shower Room	2.20m (7'2") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C



The property has mains electricity, water and drains with gas central heating. The well-maintained communal hallways are protected by a security entrance system. The communal areas including the private secure parking are maintained under a factoring contract. Outside there is a private barrier parking for residents with ample visitor spaces.





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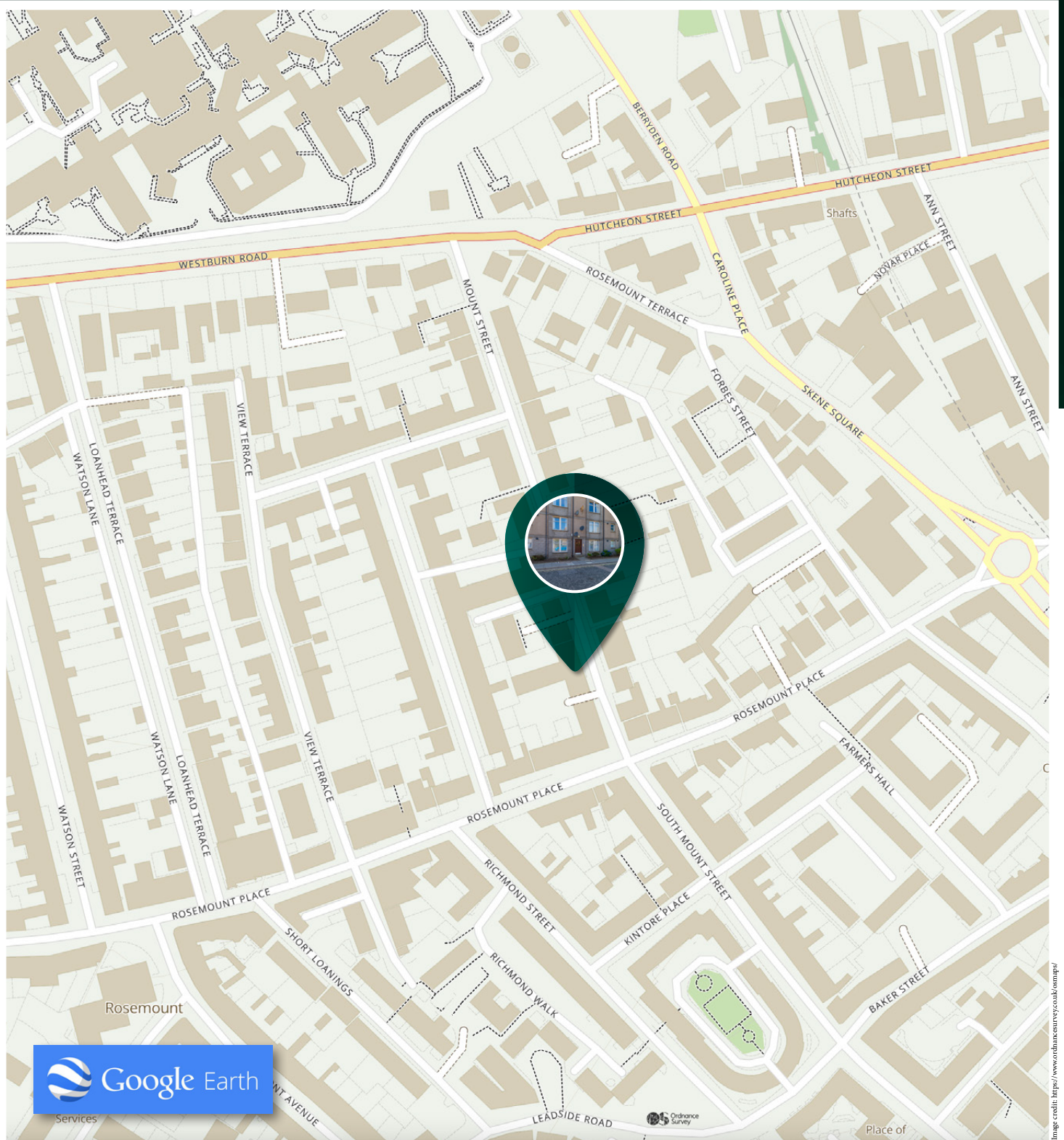
2b Mount Street is situated in a very popular residential area of Rosemount, north-west of the city centre and close to many arterial routes and accordingly most parts of the city are easily accessible.

Locally you are well served by excellent schools, specialist and convenience shops and a short walk to the attractive and popular Westburn and Victoria Parks. The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The local area is well served by local public transport facilities, with the city offering excellent bus and rail service, and with national and international flights being provided from Dyce Airport. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and the ever-expanding Foresterhill Hospital complex easily accessible. The main East Coast rail network operates through Aberdeen providing a link to the central belt and beyond.

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## The Location



# McEwan Fraser Legal

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