



Virtual Furniture



12 Mount Street

Aberdeen AB25 2RB



mackinnons
solicitors



A further room to the front of the property with deep skirting and ornate cornicing could be used as a third bedroom or as a further lounge/dining room.

A well-appointed dining kitchen is fitted with a wide range of wall and base units, ample roll front work surfaces and extensive splash back tiling. Stainless steel sink with mixer tap and drainer. Integral fridge, free standing cooker and washing machine will all remain. Window to the rear of the property and door to the rear garden. The central heating boiler is located in the kitchen and benefits from the Hive Thermostat system. The boiler was replaced in 2024 and is under warranty until September 2029.

A generous double bedroom situated to the rear of the property benefits from a fitted wardrobe with cupboard above providing ample storage facilities.

A further room is currently being used as a dining room but could be used as a bedroom or for any other use. Low level alcove with free standing electric fire. Large storage cupboard with built in storage, shelving and houses a free standing freezer which will remain.

Completing the accommodation is a family bathroom fitted with a white three piece suite, fully tiled. Mains fed shower above the bath.

A paved path and steps with handrail lead up to the main door. An exclusive front garden is stocked with an abundance of established shrubs and seasonal plants. Screened by a high stone wall the beautiful, well maintained, shared rear garden is laid to lawn with borders stocked with an abundance of established shrubs, trees and seasonal plants. On street permit parking.

Located on a quiet residential street in the Rosemount area, this two/three bedroom, ground floor home offers generous family accommodation close to primary schools as well as being in the Aberdeen Grammar School catchment area.

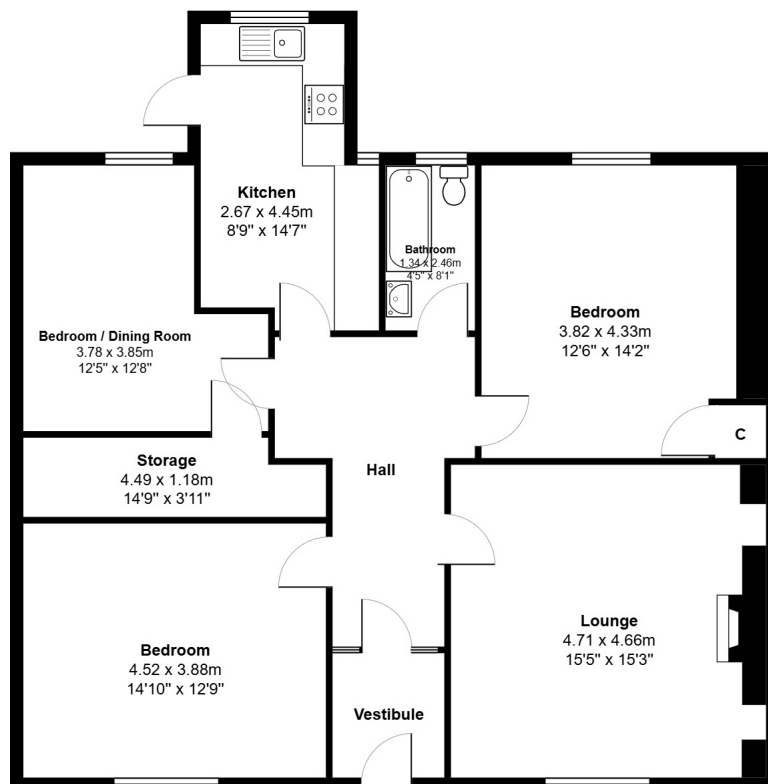
Entered via a hardwood door with obscured glazed panels and mosaic glazing above into an entrance vestibule. A cupboard houses the electricity apparatus. A partially obscure glazed door with glass side screens leads to the hallway which has been recently carpeted.

A door leads into the lounge to the front of the property. Box window with panelling, deep skirting and beautiful ornate coving. A particular focal point is the tiled fire surround with hearth housing a free standing electric fire with alcoves to each side.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Two/Three Bedrooms
- Two/Three Public Rooms
- Period Features
- Beautiful Shared Enclosed Rear Garden
- Hive Thermostat System



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.

Terms

Council Tax

Band E

EPC

Band D

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687

our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine



**CARBON
BALANCED
PAPER**

www.carbonbalancedpaper.com
CBP028718

produced by xtrci.com | 01224 878799