



5 Midsocket Road | Aberdeen | AB15 5JL

IMPRESSIVE TRADITIONAL TWO BEDROOM TOP FLOOR FLAT

Offers Over £195,000

We are delighted to offer for sale this unique and impressive two bedroom top floor flat which enjoys many traditional and characteristic features and has one of the most stunning open aspects within the area. The traditional features have been retained and enhanced by fresh decor, stripped and stained wooden flooring which feature in the reception hall where there is also the most attractive ceiling coving and plasterwork. This area also features stripped and stained pitch pine entry doors and has a large storage cupboard. To the front of the property is the lounge, a superb room situated on the corner having three windows allowing it to enjoy the very best of open views, it is finished with an attractive fireplace with tiled inset and hearth and wood flooring. The dining kitchen is impressive, originally two rooms and offering a superb space for central dining table and chairs making this a perfect entertaining area. It is completed with base units, wood work surfaces, one and a half bowl sink and drainer with mixer completed with tiled splashbacking, built-in oven and five burner gas hob, to remain are the fridge and freezer and there is space and plumbing for a washing machine. The room also has a storage cupboard, wood flooring and within the room there is situated a beautiful traditional sideboard with mirrors to rear, matching dining table and chairs which are available by separate negotiation. There are two good sized bedrooms to this property, both located to the side and overlooking Beechgrove Terrace, with the larger one having a fireplace with tiled inset and hearth and recessed shelved area. The shower room has been refurbished to a high standard with a large fully tiled shower cubicle having raindrop overhead shower, wall mounted wash hand basin and WC with tiling to rear, deep display sill with opaque window and tiled flooring with underfloor heating.

The property forms part of an attractive three storey granite building and sharing the entrance with only one other property. It has a large shared loft, exclusive landing storage cupboard and shared cellar.

It is serviced by full gas central heating and is secured by an entry system.

ACCOMMODATION

Hall

Lounge

15'5" x 14'2" (4.7m x 4.32m) approx.

Dining Kitchen

19'5" x 13'3" (5.92m x 4.04m) approx.

Bedroom

16'5" x 12' (5.01m x 3.66m) approx.

Bedroom

10'4" x 8'1" (3.15m x 2.46m) approx.

Shower Room

15' x 5' (4.57m x 1.52m) approx.

To be included in the sale price are all fitted blinds, light fittings and kitchen white goods as stated with the sideboard, dining table and chairs available by separate negotiation.

EPC Band D



Hall



Lounge



Dining Kitchen



Dining Kitchen Alternative View



Dining Area



Bedroom



Bedroom Alternative View



Bedroom



Bedroom Alternative View



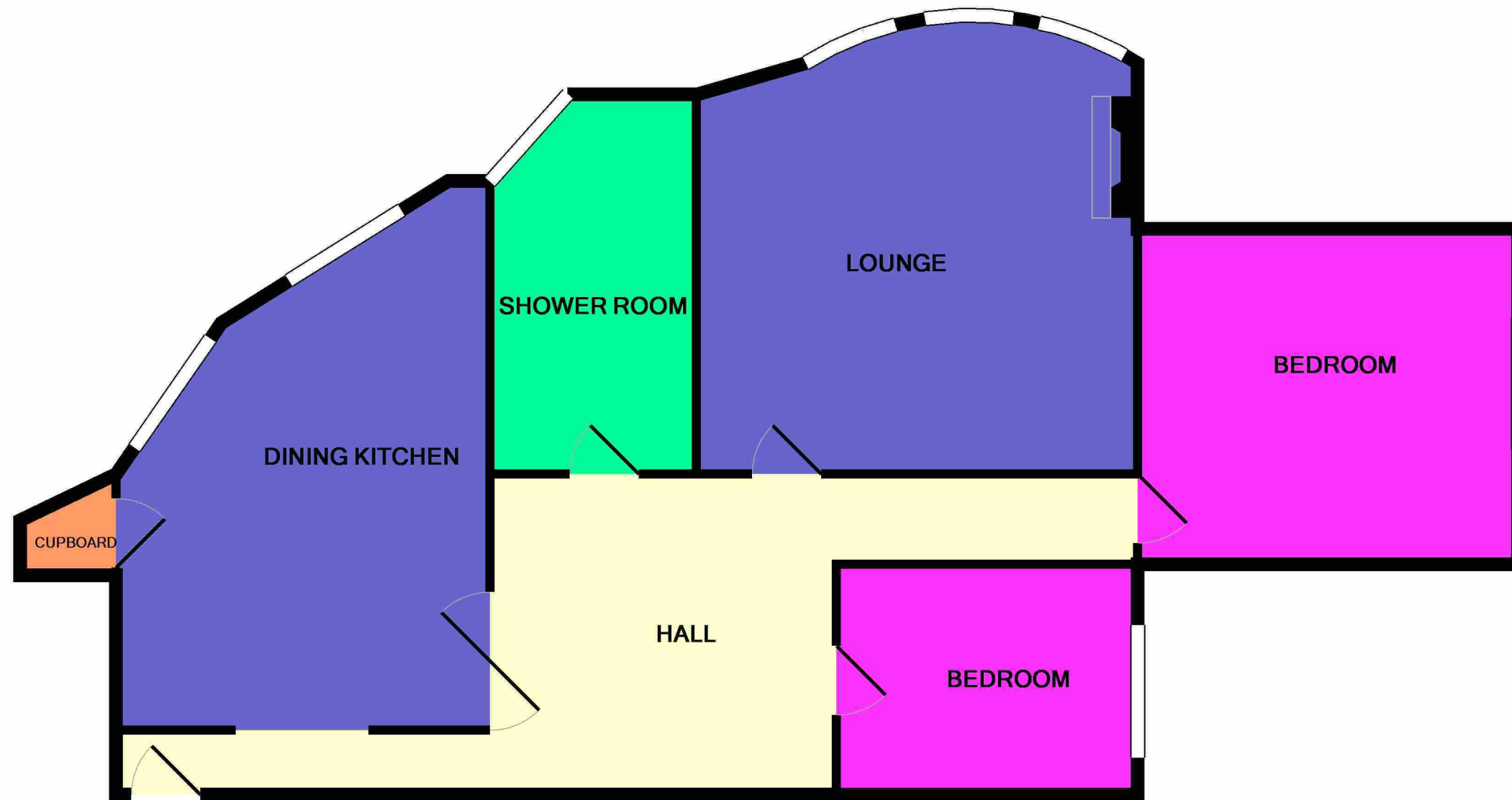
Shower Room



View from Property

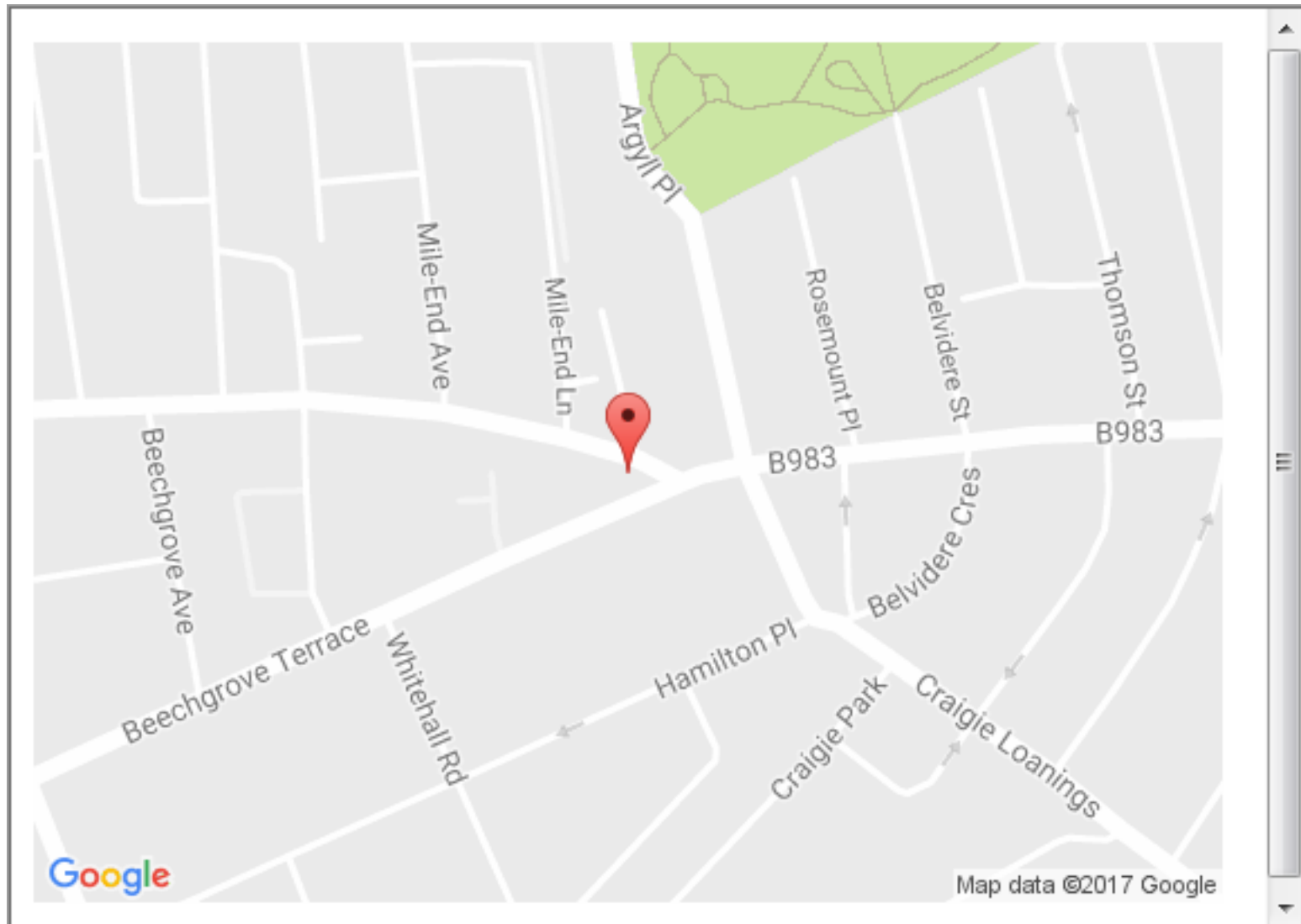


Front of Property



Floor Plan

Property location



Directions

Travelling from Union Street continue onto Rose Street, proceed through two sets of traffic lights and at the third set turn left onto Rosemount Place. Continuing to the lights to the top of Rosemount Place proceed straight across and then take the right fork onto Midsocket Road, No. 5 is the first door on the left hand side.

Location

The property is situated to the top of Rosemount Place on the corner with Beechgrove Terrace and Midsocket Road. It enjoys a stunning view along Rosemount Place where there is an excellent range of local amenities for your everyday needs. It is ideally placed for Aberdeen Royal Hospital complex and, for leisure pursuits, the Westburn and Victoria Parks. There are good public transport facilities making many parts of Aberdeen easily accessible from this property. Also within a short drive is the main Aberdeen ring road which provides commuting to both north and south of the city.

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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 close 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.