

# 12F Raeburn Place

ROSEMOUNT, ABERDEEN, ABERDEENSHIRE, AB25 1PS



*Immaculate and spacious two-bedroom top-floor flat in a desirable location close to all amenities and minutes from the City Centre*



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12F Raeburn Place is located in a desirable area minutes from the popular Rosemount location and is presented to the market in an immaculate walk-in condition. It is located on the fourth which is the top floor, protected by a security entry system leading to the entrance hall and a bright, well-kept communal stairway. The present owners during their tenure have maintained and refurbished when necessary with recent upgrades to the roof and replacement of double glazing units to the front of the property. The property is decorated in a clean sharp neutral tone.

It offers generous-sized accommodation and further benefits from double glazing and electric heating. With its fantastic walk-in condition and popular central location, this property would be a superb first-time purchase. It would suit the student the professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

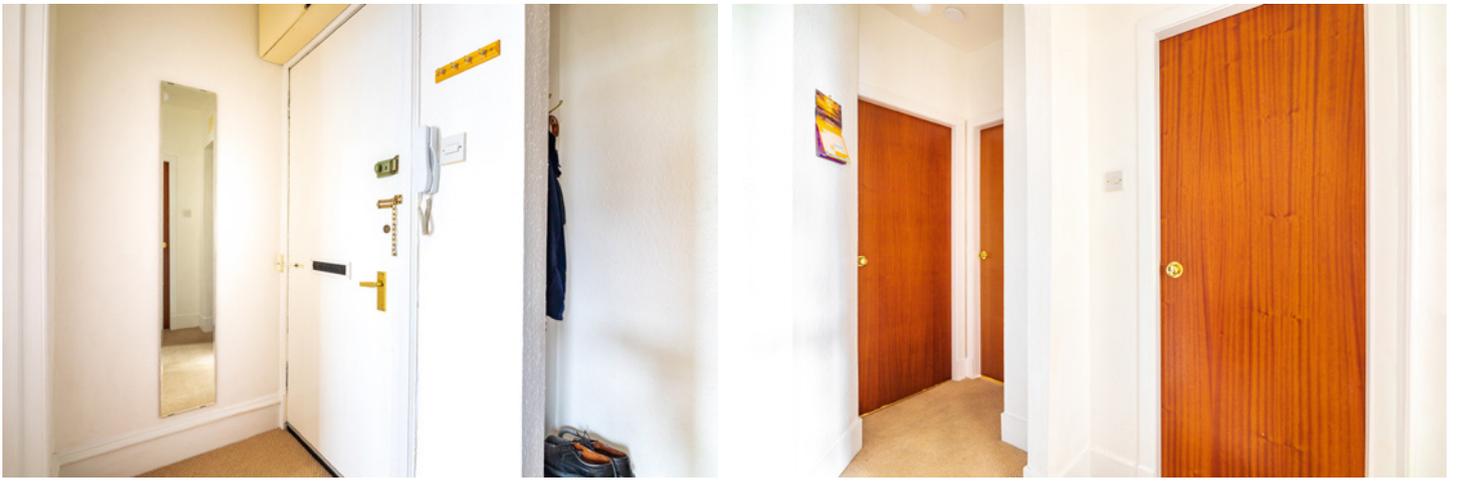
## THE LOUNGE



The property comprises an internal hallway leading to all other rooms, including a well-proportioned lounge and the kitchen has multiple wall and base-mounted units with a mixture of free-standing appliances.

# THE KITCHEN





A large double bedroom to the front of the property with a smaller bedroom to the rear and a generously sized bathroom with an over-the-bath electric shower completes the accommodation.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



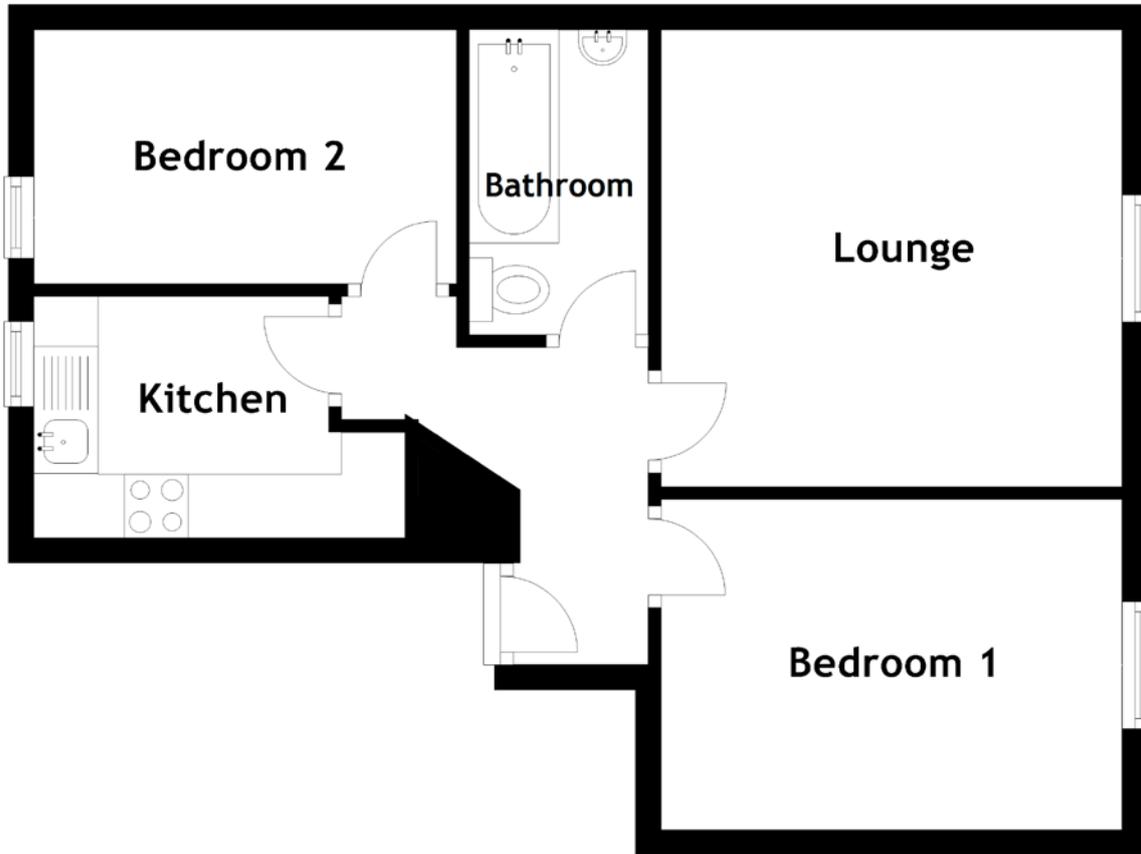
# EXTERNALS



Parking permits can be applied for, that can be used immediately outside or close by this property. A secure walled communal garden with several drying areas with borders containing a multitude of shrubs and seasonal plants.

The property has mains electricity, water and drains with electric heating system.

# FLOOR PLAN, DIMENSIONS & MAP

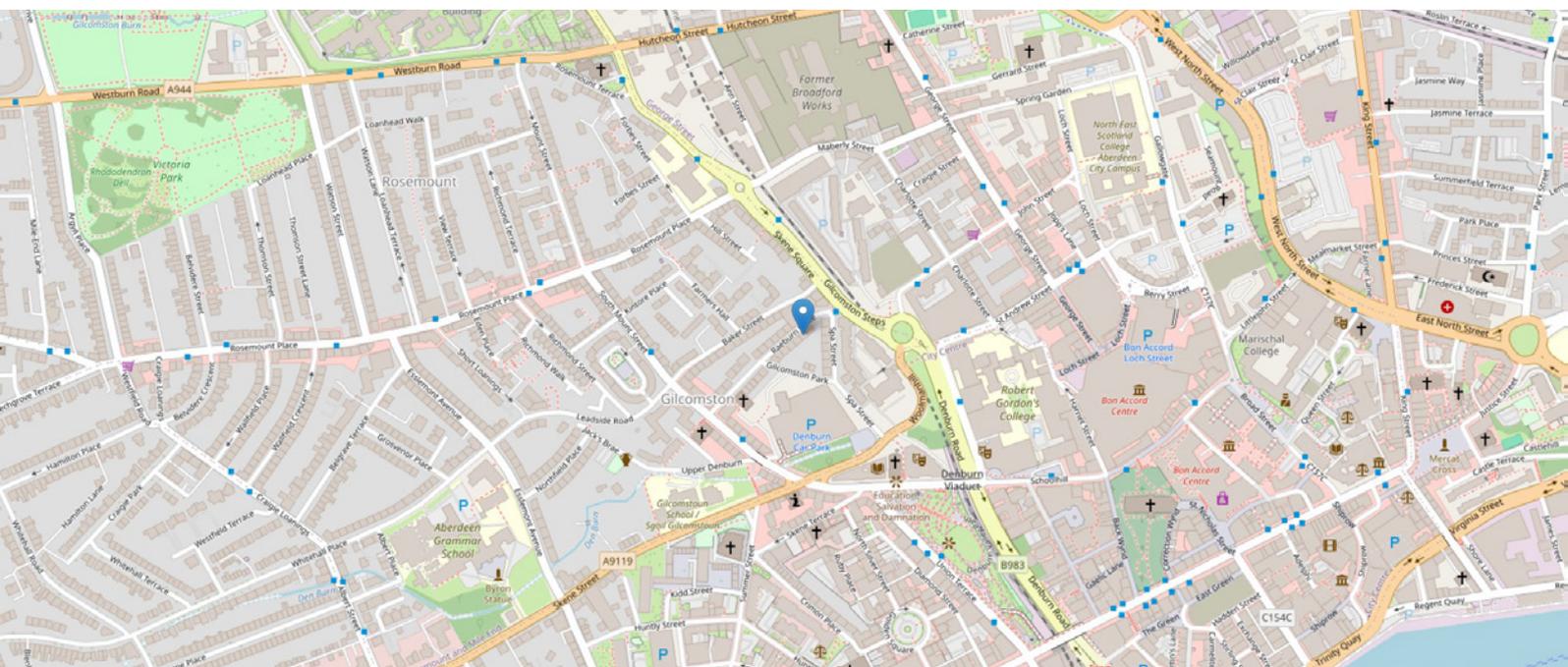


Approximate Dimensions (Taken from the widest point)

Lounge	3.60m (11'10") x 3.60m (11'10")
Kitchen	2.30m (7'7") x 1.90m (6'3")
Bedroom 1	3.60m (11'10") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.40m (4'7")
Bedroom 2	3.30m (10'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>  
EPC Rating: D

Extras: All fitted floor coverings, curtains, blinds, and light fittings are included. Additional soft furnishings and electrical items are by separate negotiation.



# THE LOCATION

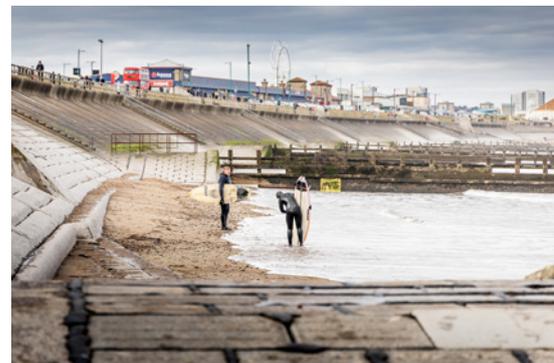
Raeburn Place Rosemount is situated in a very popular residential area, northwest of the city centre and close to many arterial routes and accordingly, most parts of the city are easily accessible. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and the ever-expanding Foresterhill Hospital complex easily accessible.





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 area is well served by local public transport facilities, with the city offering excellent bus and rail service, with national & international flights being provided from Dyce Airport. The main East Coast rail network operates through Aberdeen providing a link to the central belt and beyond.



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