

# 3 Mile-End Place

ABERDEEN, AB15 5PZ



*A superbly presented period townhouse*



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Mile End Place is a tranquil, seldom-used street that experiences minimal through traffic, maintaining its quiet ambience throughout the day despite being located in the City. The front of the property is south-facing and benefits from little blockage from other properties across the street. Upon entering the house, you are welcomed into the main reception hall, with the original staircase. The house benefits from new double glazing and insulation, freshly plastered on the ground floor, and showcases high ceilings along with original features throughout.

# THE LOUNGE



The well-proportioned lounge is to the right, and the hall then leads to a generous kitchen/breakfast room that has been re-fitted, which leads to the dining room, with French doors to the garden. This then leads to a utility, study/ground floor bedroom and a shower room.



# THE KITCHEN



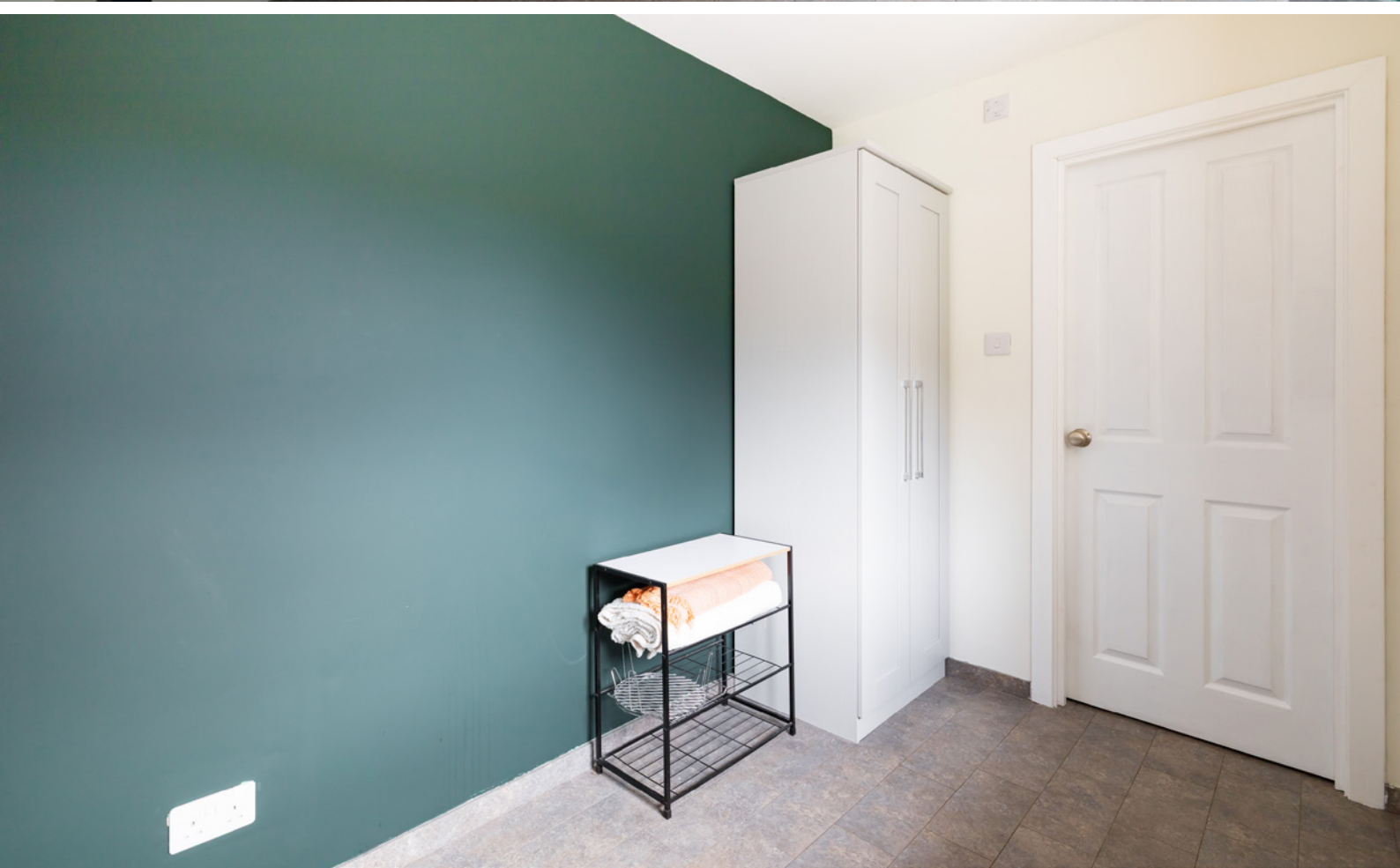


# THE DINING ROOM





# THE STUDY/BEDROOM 5





# THE UTILITY & SHOWER ROOM







On the first floor, there are two generous double bedrooms and a family bathroom. A further staircase here leads to the top floor, with two further double bedrooms and a shower room.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3



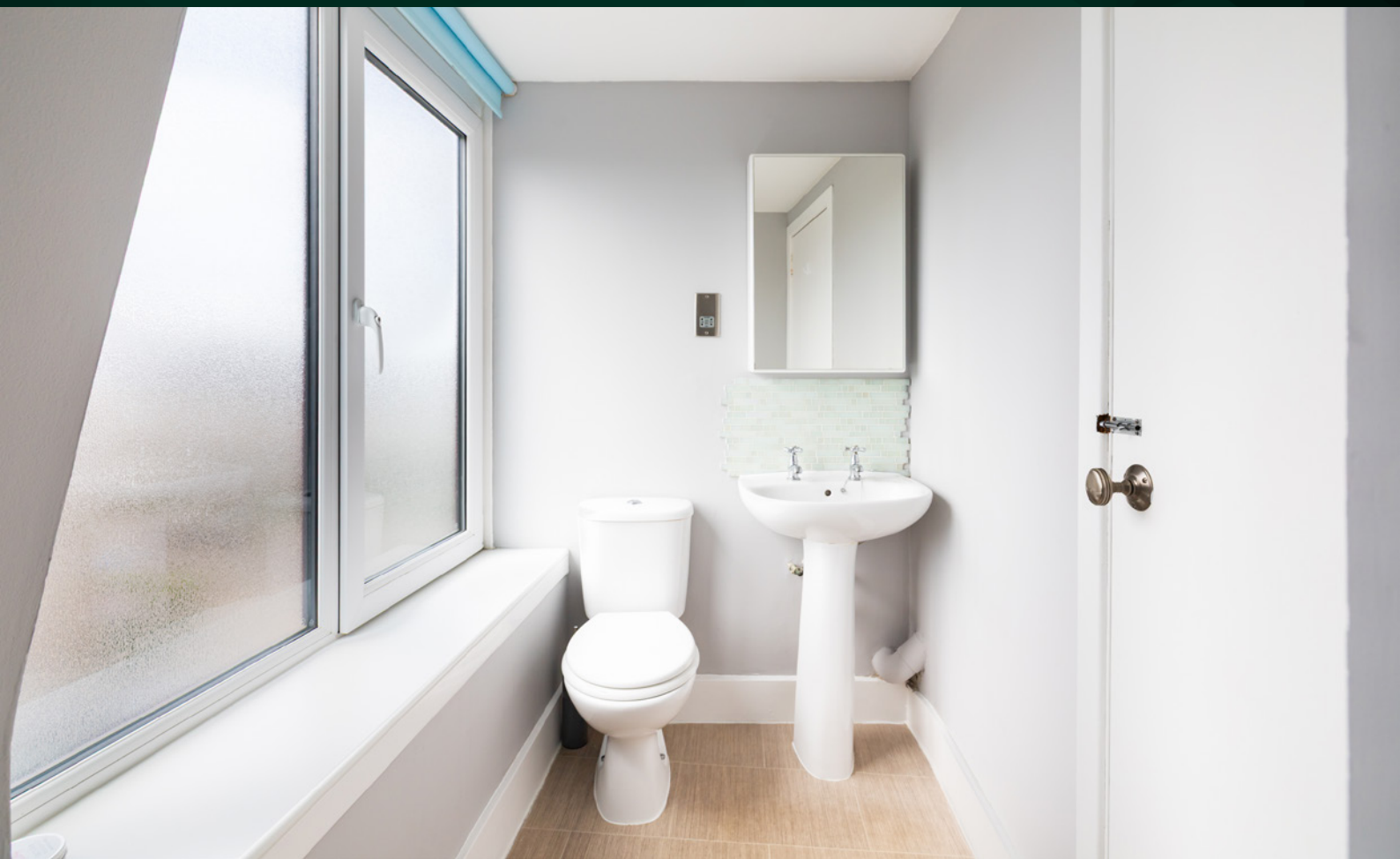


# BEDROOM 4





# THE SHOWER ROOM





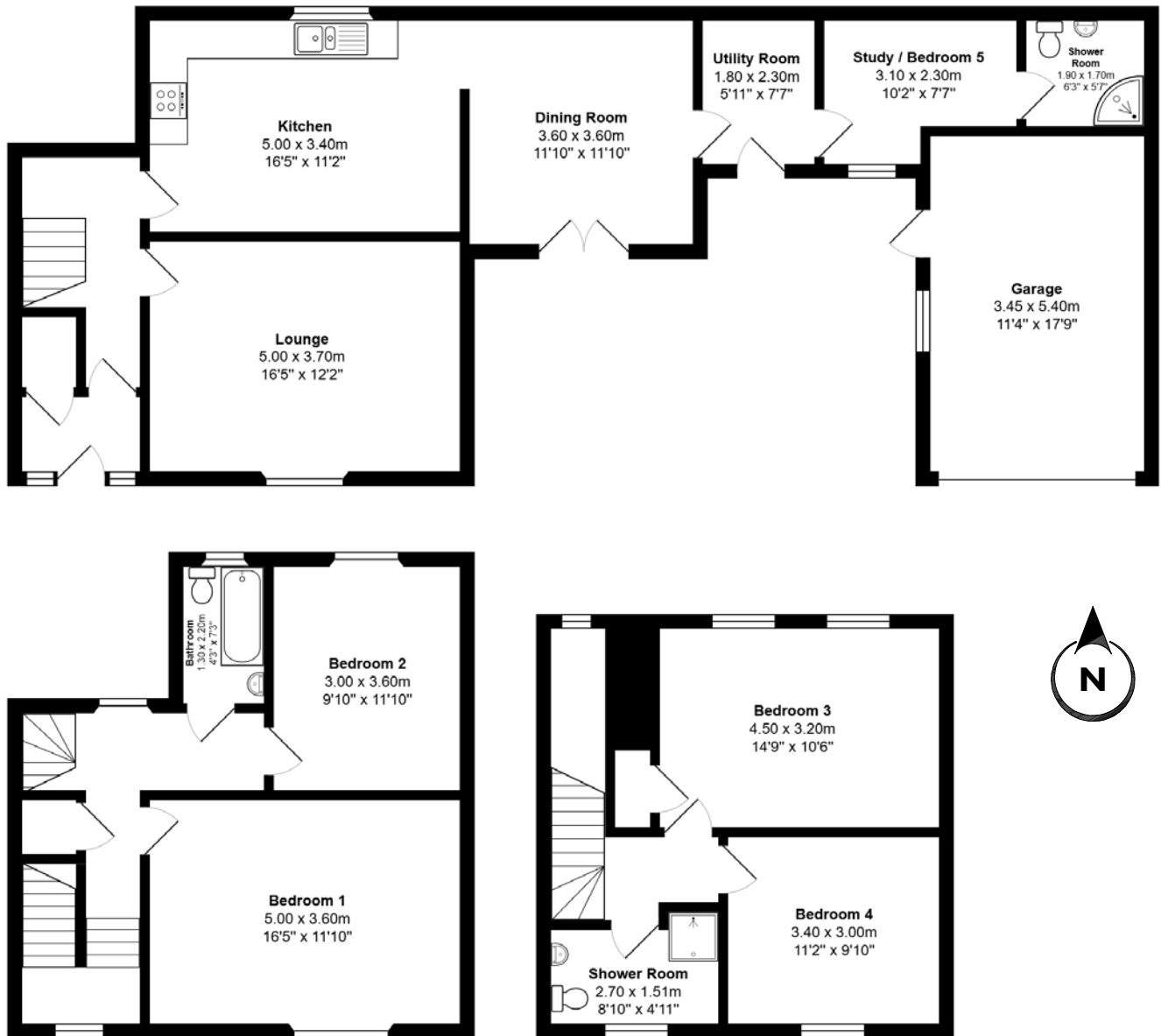
Externally, there is a walled garden to the front of the house, as well as a private parking space. A small public park is located at the back of the property, which is used by locals only and is very quiet.

# EXTERNALS



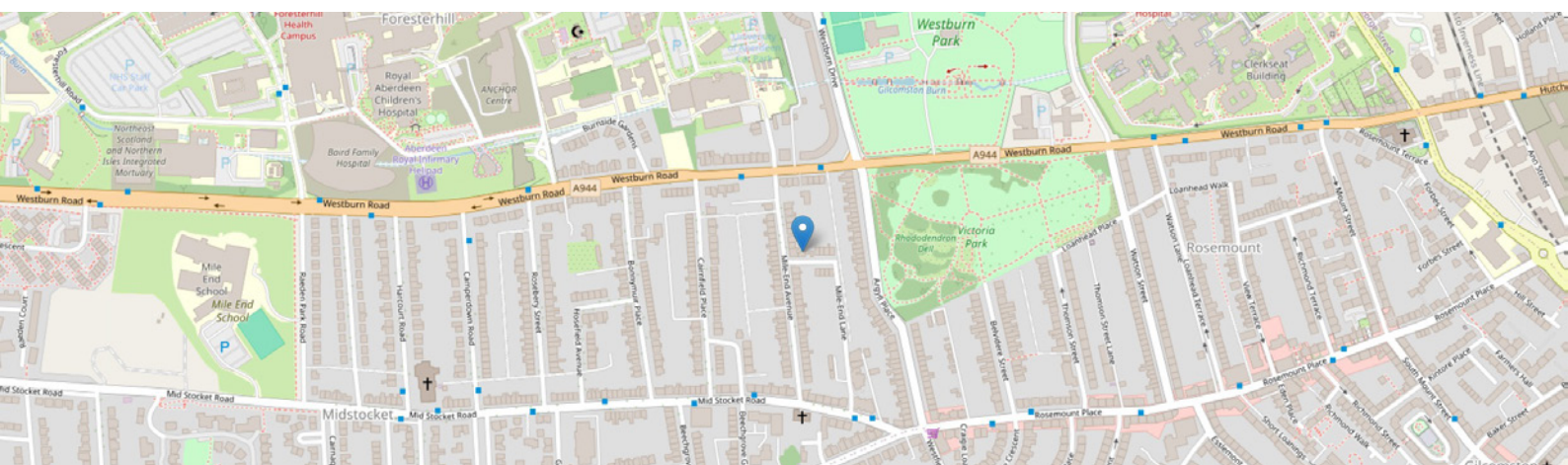


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 160m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Mile End Place is a highly sought-after street in Aberdeen's desirable Rosemount area. The area is renowned for its independent boutiques, cafes and shops. Mile-End Primary School and Aberdeen Grammar School, which is in the top 10 ranking schools in Scotland, are nearby.







Westburn and Victoria Parks are close by, if you want to get out in the fresh air, the hospital complex is a few minutes walk and there a regular buses into the city centre.

Only a moment's walk from Westburn Park, independent cafes and shops and the Aberdeen Royal Infirmary.



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