22 Wallfield Place,

Aberdeen, AB25 2JP

Price Over

£65,000

1 1 1 **34 m²** EPC **E** Council Tax Band **A**

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Features Garden

Description

This **One Bedroomed Flat** forms part of a traditional granite tenement in the heart of the popular Rosemount area of the city. The accommodation comprises a good sized lounge with kitchenette off (with appliances to remain), a double bedroom and shower room. The property boasts recently installed double glazing, electric panel/storage heating and a security entry system. All carpets and floor coverings are included in the price.

Brief Particulars: Hall, Lounge, Double Bedroom, Galley Kitchen, Shower Room.

Location Wallfield Place is a popular residential street with an array of small shops, convenience stores and café and takeaways close at hand, and with bus routes nearby. In addition, the Westburn and Victoria parks are within walking distance as is the city centre.

Directions

From Union Street, travel along Rose Street and onto Esslemont Avenue. At the top of Esslemont Avenue, turn left at the traffic lights onto Rosemount Place and then take the second left into Wallfield Place. No.22 is situated about half way along on the right hand side.

Accommodation comprises

Hall: L-shaped hall; attractive wood flooring; security entry handset; high-level electric cupboard; storage heater.

Lounge: 3.81m x 3.51m (12'6" x 11'6") into alcove. Good sized room to front of property; two built-in cupboards with new doors; dado rail; feature alcove with double arch; storage heater; radiator.

Double Bedroom: 3.61m x 2.39m (11'10" x 7'10") approx. Built-in double wardrobe with recently replaced doors and with storage cupboard above; electric panel heater; carpet.

Galley Kitchen: Situated off lounge; fitted with base and wall units; circular stainless steel sink; built-in oven, newly fitted induction hob and extractor hood; newly installed washing machine and fridge to remain; vinyl flooring.

Shower Room: 1.78m x 1.47m (5'10" x 4'1" excluding shower area) approx. Fitted shower in shower cubicle; coloured wc and wash hand basin; wall-mounted mirror; fittings to remain; ceramic tiled flooring.

(Outside)

Half share of cupboard on landing; shared garden to rear.

(Other Information)

1. Recently installed double glazing. 2. Electric heating. 3. All carpets and floor coverings included. 4. Kitchen appliances included. 5. Security entry system.

View this property here

https://www.aspc.co.uk/search/property/342154/22-Wallfield-Place/Aberdeen/

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