

12 Wallfield Place, Aberdeen, AB25 2JN

Price Over
£89,000

ASPC ref : 358686

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 34 m²
 EPC **D**
 Council Tax Band **A**



Arrange a viewing

01224-632500

(Ledingham Chalmers LLP)

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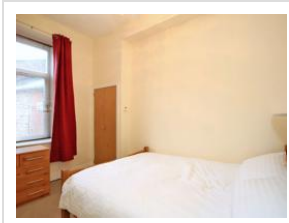
Johnstone House, 52-54 Rose Street (Sales)
Aberdeen
AB10 1HA

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Property features:



Enjoying a superb location within the ever-popular Rosemount area of the city, we offer for sale this attractive **one bedroom ground floor flat**. The property forms part of a traditional granite tenement with access gained via security entry system into the communal hall.

The internal hall benefits from a built in storage cupboard and is laid with oak flooring which continues through to the kitchen and bathroom. The front facing lounge is naturally bright and decorated in neutral tones with two alcoves, each have a fitted low level storage cupboard.

The fitted kitchen comprises a range of wall and base units, overlaid with roll front work surfaces and incorporating a circular stainless steel sink and drainer, built in electric oven, gas hob and a free standing washing machine.

Having an outlook across the rear garden, the double bedroom is well proportioned, benefiting from a built in cupboard and additional space for further free standing furniture.

Completing the accommodation, the luxurious bathroom is fitted with a white W.C., attractive glass wash hand basin with stand and vanity drawer and a corner bath the mains shower over, finished with a tiled area and inset mirror.

The property benefits from the convenience of gas central heating and double glazing.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods in the kitchen.

EPC Band D

Location The property is situated in the popular Rosemount area of the city, having an excellent range of local specialist shops. The property is conveniently located for Union Street and it's surrounding amenities, as well as Aberdeen Royal Infirmary and Aberdeen University. Public transport links make most parts of the city easily accessible and within walking distance are Westburn and Victoria Parks.

ACCOMMODATION

Lounge 13'2" x 13'1" (4.01m x 3.99m) approx.

Kitchen 8'5" x 3'11" (2.57m x 1.19m) approx.

Bedroom 11'5" x 7'2" (3.48m x 2.18m) approx.

Bathroom 8'7" x 4'9" (2.62m x 1.45m) approx.

OUTSIDE

Outside, the shared garden is mainly laid to lawn and an exclusive cellar pertains to this property, offering additional storage space.

Directions From Union Street, turn onto Rose Street, continuing onto Esslemont Avenue. At the T-junction turn left onto Rosemount Place and then take the second left onto Wallfield Place. Number 12 is situated a short distance along on the right hand side of the road.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/358686/12-Wallfield-Place/Aberdeen/>

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