

## Flat E, 22 Northfield Place, Aberdeen, AB25 1SD

Price Over  
**£85,000**

ASPC ref : 367283

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 35 m<sup>2</sup> 
 EPC **C** 
 Council Tax Band **A**



Arrange a viewing

**07981 226319**  
 (Mark)

**Peterkins**

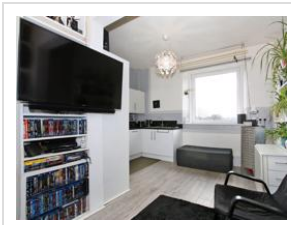
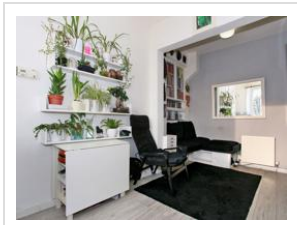
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Property features:



Early viewing is recommended to appreciate this quirky second floor flat which occupies part of a traditional granite building in a sought-after Rosemount location. The flat has been thoughtfully laid out maximizing the layout with ample storage cupboards and wardrobe space. Presented in excellent condition the accommodation comprises: hall; living room and kitchen on open plan; double bedroom; shower room. Outside there is a well-maintained garden to the rear of the building, a shared wash house and an exclusive storage cellar. Heating is provided by a gas central heating system and all windows are double glazed. In addition, the building is protected by a security entry system. All fitted flooring, light fittings and blinds will be included in the sale.

**location:** Northfield Place is located in the ever-popular Rosemount area of town, and is extremely convenient for the City centre, as well as a variety of local shops. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex, whilst there are excellent public transport links nearby. All parts of the City are readily and easily accessible via good road links.

**directions:** Travelling west along Union Street turn right onto Rose Street and proceed through the first set of traffic lights onto

Esslemont Avenue. Northfield Place is situated the first opening on the right-hand side with No. 22 located on the right hand side of the road.

**entrance:** The well-maintained building is accessed via a security entry system.

**hall:** Exterior door leads to the hall; full height built in double storage cupboard; additional overhead storage; large wall mirror; display cases; wall shelves; corner unit; wall mounted security entry handset; radiator with a decorative radiator cover.

**living room: 3.86m narrowing to 2.21mx4.76m** The open plan living room and kitchen area situated to the rear of the flat and benefit from a lovely rear view; large window fitted with a 'Venetian' blind allows an abundance of natural light into the room; cupboard housing the central heating boiler; wall shelves; display cabinets; fixed seating area; ceiling light; laminate flooring. Note: The wall mounted television will be removed, the bracket will remain.

**kitchen:** The well-equipped kitchen area is fitted with a good range of white gloss base and wall mounted cabinets linked by coordinated work surfaces and upstands; integrated fridge, freezer, washing machine and dishwasher; built in oven; gas hob; chimney style cooker hood; stainless steel sink and drainer with a mixer tap; clothes pulley; pendant light fitting; laminate flooring.

**shower room:** Attractive shower room fitted with a modern suite comprising: W.C; wash hand basin set into a white gloss vanity unit; shower cabinet complete with a mixer shower and aqua panelling behind; medicine cabinet; wall light; splashback tiling; vinyl flooring; radiator.

**double bedroom: 3.22mx2.70m** Spacious double bedroom with a bright front aspect; large window fitted with a 'Venetian' blind; wall to wall full height wardrobes provides excellent storage space fitted with black gloss doors and fitted with shelves, hanging rail and drawer units; further wall to wall overhead storage; modern light fitting; fitted carpet; radiator.

**outside:** There is an extremely well-maintained garden to the rear of the building mainly laid to grass. In addition, there is an exclusive storage cellar and a shared wash house.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/367283/Flat-E--22-Northfield-Place/Aberdeen/>

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