

40 Esslemont Avenue,
Aberdeen, AB25 1SP

Fixed Price
£127,000

 1  1  1   40 m² EPC **C** Council Tax Band **A**



Contact Seller

07921 819542 or 07949 841974

Contact Solicitor

James & George Collie
450 Union Street (Sales)
Aberdeen
AB10 1TR

01224-572777

p.sales@jgcollie.co.uk

<http://www.jgcollie.co.uk>



Features



On street parking

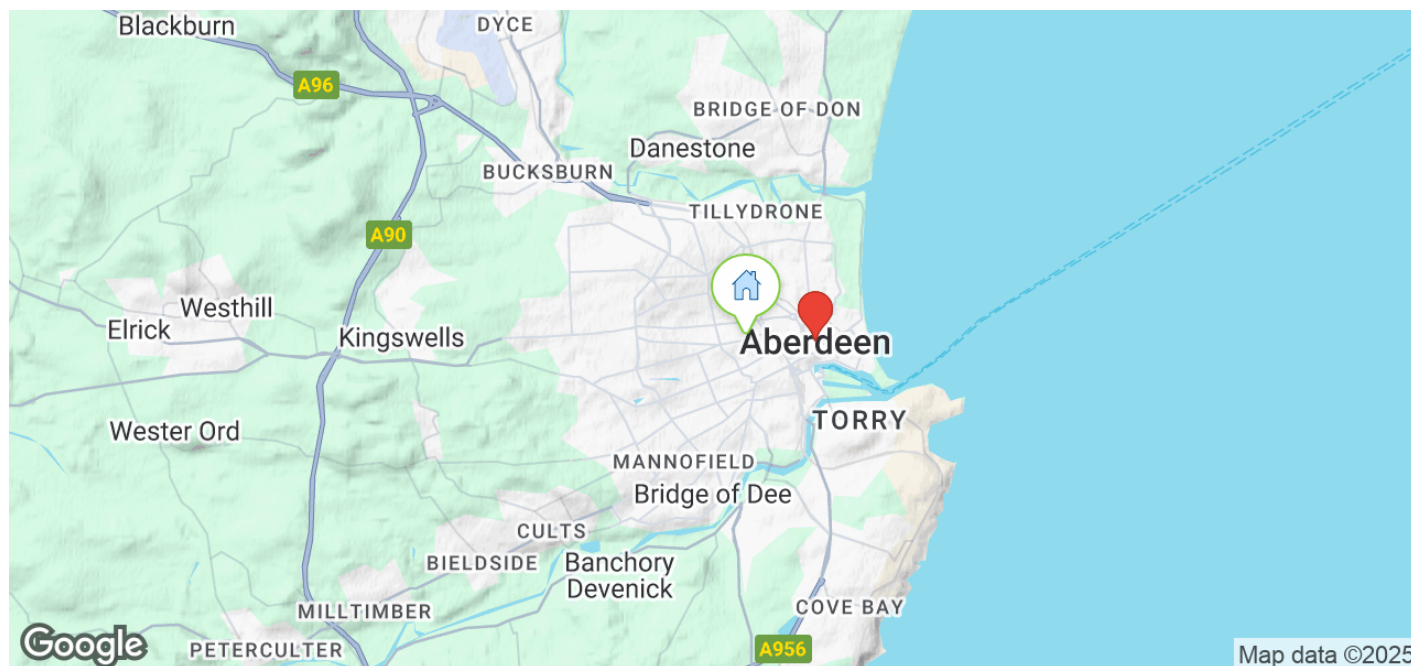
Description

We are delighted to offer for sale this well presented **One Bedroom Top Floor Flat** situated in a traditional granite building within the Rosemount area of the city. This bright and airy property has been refurbished to an excellent standard and freshly decorated in neutral colours throughout. The property benefits from gas central heating, double glazing and hard-wired smoke detectors.

Location Rosemount is in the enviable position of being only a short distance from the centre of the city whilst having a variety of specialist shops and amenities locally. This popular area of the city is close to Aberdeen Royal Infirmary and Aberdeen University with access to local parks with recreation facilities. Public transport is good and on street parking is available with Residents' Parking Permits available from the City Council.

Directions

Travelling from West End of Union Street, turn right onto Rose Street. Continue straight ahead through a set of traffic lights onto Esslemont Avenue. The property is located a short distance away on the left hand side.



Accommodation comprises

The accommodation comprises: hallway providing access to all rooms, access to the loft space via a hatch and a double cupboard which houses the central heating boiler, gas and electric meters; lounge diner that is bright and spacious allowing space for soft and dining furniture; breakfasting kitchen with an excellent range of wall and base units with granite finish wooden work tops, stainless steel sink, integrated ceramic hob with electric oven below, under counter washing machine and a free standing fridge freezer (all to remain); double bedroom that is a good size with a shelved recess area; bathroom with a three piece white suite comprising bath with mains shower over and aqua panel surround, WC and hand basin. All the furniture is included in the sale price if required.

(Outside)

A shared garden to the rear, shared storage loft / drying room on the upper communal floor and two exclusive cupboards located on the communal half landing.

View this property here

<https://www.aspc.co.uk/search/property/353332/40-Esslemont-Avenue/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.