

**21 Northfield Place,**  
Aberdeen, AB25 1SA

Price Around  
**£59,000**

**Under offer**

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  1
  1
 
 **35 m<sup>2</sup>**
 **EPC D**
 **Council Tax Band A**



**Contact Solicitor**

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**Features**  Garden

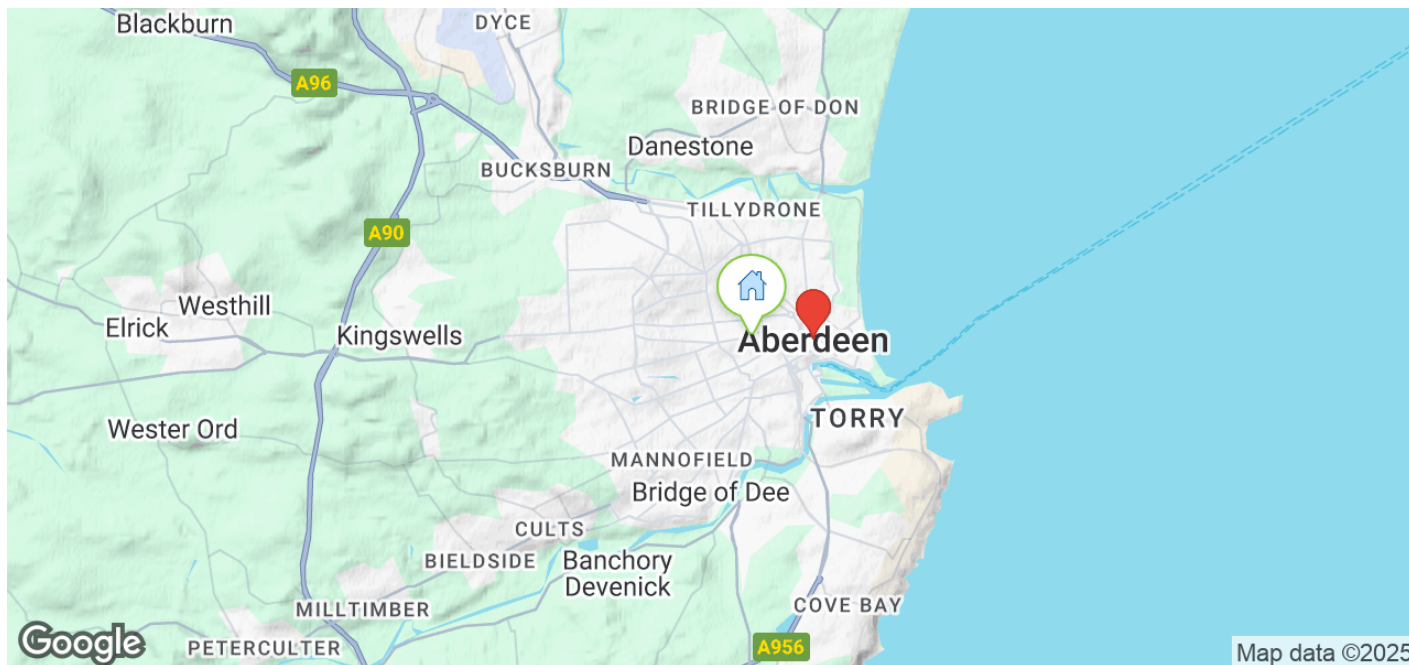
**Description**

We offer for sale this **second floor studio flat** in a convenient central location, within a short walk of an excellent range of amenities including shops, parks and public transport links across the city and beyond. Forming part of a traditional granite tenement in a quiet street, the property is presented in fresh neutral décor and comprises of a hall which leads to the spacious lounge/bedroom at the front and to the bright dining kitchen at the rear. A modern bathroom completes the accommodation of this tidy studio flat. Outside, the fully enclosed rear garden is shared by the residents' and there is an exclusive outhouse as well as a half share of a cupboard on the landing. The property enjoys electric heating and double glazed windows and the building is protected by a security entry system. Early viewing is recommended to appreciate the accommodation and location on offer.

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within

walking distance, along with lovely cafes and local craft shops. The city centre is some ten minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by. On street parking by permit.

**Notes** Electric heating. Double glazing. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds along with appliances.



## Accommodation comprises

**Communal Hall** Entered via a security entry system, the tidy communal hallways with windows at the rear and a door leads out to the rear garden.

**Hall** The hall is finished in fresh neutral décor with complementing carpeting. Wall mounted coat hooks. Security entry handset.

**Lounge/Bedroom 12'13" x 12'7" [3.86m x 3.74m] approx.** The lounge/bedroom is to the front overlooking the tree lined street and enjoys high ceiling, deep skirting and cornicing. Finished in fresh neutral tones with complementing carpeting. A fitted wardrobe provides hanging and shelving space and there is a shelved recess. There is ample floor space for a range of free standing furniture. Telephone point.

**Dining Kitchen 12'5" x 11'7" [3.80m x 3.58m] approx.** With a pleasant leafy outlook to the rear, the bright and airy dining kitchen is fitted with a great range of wood wall and base units edged with decorative tiled splashback and topped with co-ordinating wood effect work surface. There is a free standing electric cooker, fridge/freezer and a washer/dryer and a stainless steel sink below the window. A peninsular unit with breakfasting stools provides an informal dining space and a pantry style cupboard provides additional storage.

**Bathroom 6'1" x 5'1" [1.85m x 1.55m] approx.** Centrally set, the modern bathroom is fitted with a white three piece suite comprising of a w.c. with concealed cistern in a vanity unit with cupboard storage, a wash hand basin is also set within a vanity unit with display shelf and cupboards below. Completing the suite is a bath with electric shower above. A recessed deep cupboard provides storage. Extensive tiling and blue décor. Chrome heated towel rail.

**Outside** The shared communal garden is mainly laid to lawn and the property has an outhouse and a half share of a cupboard on the landing.

**View this property here**

<https://www.aspc.co.uk/search/property/357240/21-Northfield-Place/Aberdeen/>

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