

40 Esslemont Avenue,
Rosemount, Aberdeen, AB25 1SP

Fixed Price
£70,000

 **2**
 **1**
 **1**

 **44 m²**
 **EPC D**
 **Council Tax Band D**



Contact Solicitor

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Features  Garden

Description

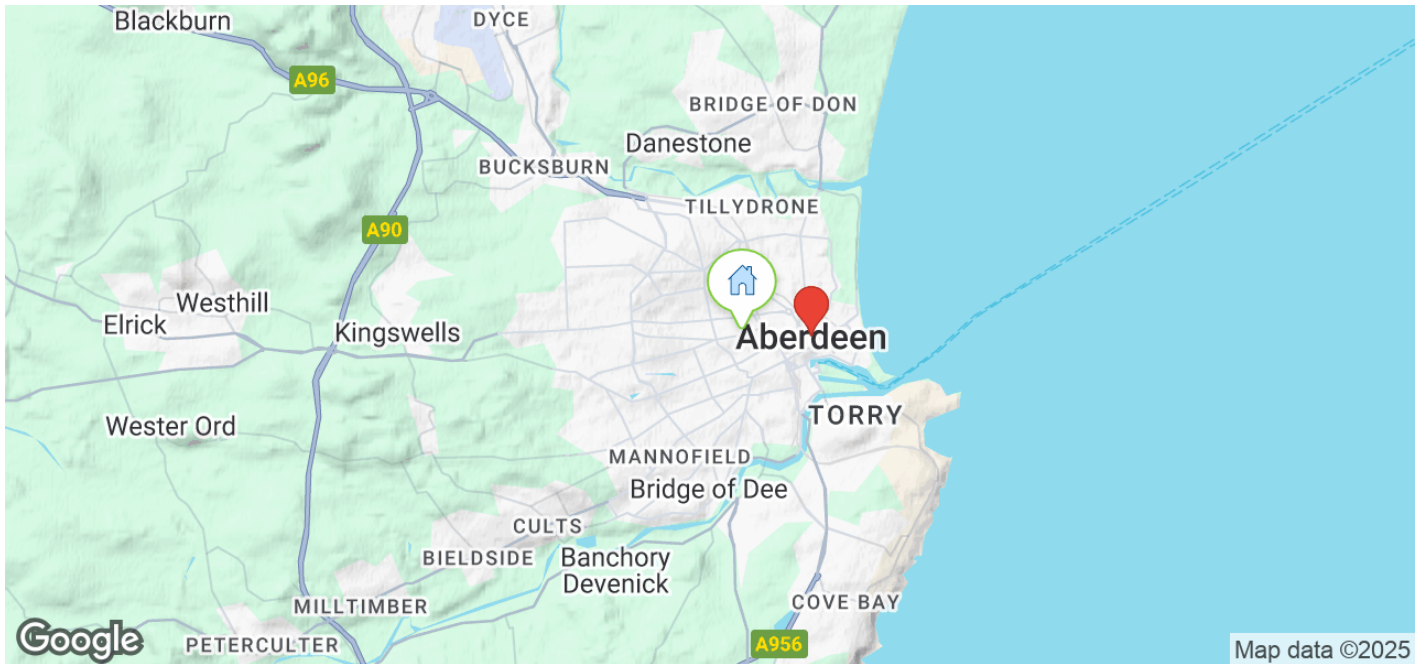
Located in the popular and sought after Rosemount area of the city, this is a **two bedroomed, second floor apartment** forming part of a traditional, granite building which is maintained under a factoring agreement. With the benefits of electric heating, uPVC double glazed windows, and a door entry system this tidy home is presented in good order throughout and will be sold inclusive of all carpets, floor coverings, window blinds, curtains, light fittings and white goods in the kitchen. Most other items of furniture as seen in the property may also be available. A gas supply pipe has recently been installed to assist the installation of a central heating system, if required, and the accommodation comprises: central hallway, providing access to all rooms; front facing lounge with feature fireplace incorporating an electric stove; fully equipped galley-style kitchen, two bedrooms each enjoying quiet aspects to the rear; and bathroom with white 3-piece suite and electric over-bath shower. There is a convenient storage cupboard in the outer hallway, shared garden to the rear, and ample permit parking to the front of the property.

Location The property is located on the edge of Rosemount, which is a bustling and vibrant thoroughfare conveniently located within a short walk of HM Theatre, the Central Library, Union Terrace

Gardens, and the City Centre with its wide range of amenities. Rosemount itself boasts an excellent variety of artisan shops, coffee shops, mini markets, and the picturesque open spaces at Westburn and Victoria parks. Ideally located for access to Aberdeen Royal Infirmary and Cornhill Hospital, most other areas of the city can easily be reached via a public transport service.

Directions

From the west end of Union Street turn onto Rose Street and travel to the end. Travel ahead at the traffic lights onto Esslemont Avenue, through the following set of traffic lights where number 40 is located a short distance along on the right hand side of the road.



Accommodation comprises

Entrance Hall: The welcoming entrance hall is central to the home, provides access to all rooms and displays co-ordinating decor with dado rails, and laminate wood flooring. High level electricity meter/fusebox. Wall mounted coat hooks and door entry handset. Telephone point. Mains wired smoke detector. Ceiling pendant.

Lounge: 4.06m x 3.91m (13'4" x 12'10") approx. Bright, front facing room of comfortable proportions with co-ordinating decor, dado rails, moulded coving, and arched alcoves. Feature wooden fireplace with cast iron/decorative tiled inset and slate hearth incorporating an electric coal effect stove. Television aerial with satellite connection. Telephone point. Metal candelabra. Curtains on metal pole fitted to window. Laminate wood flooring.

Fitted Kitchen: Galley-style kitchen fitted with a range of beech effect base and eye level units finished with contrasting work surfaces, and splashback tiling. Circular stainless steel sink and drainer with mixer tap, above which is a rear facing window. Ceramic electric hob with extractor hood above, and stainless steel electric oven/grill below. Integrated fridge/freezer and automatic washing machine. Spotlight track. Wicker roman blind. Vinyl laminate wood effect flooring.

Double Bedroom 1: 4.36m x 2.13m (14'4" (into door) x 7') approx. Bright bedroom enjoying a quiet rear aspect and benefiting from a built-in cupboard fitted with hanging rail and shelf. High level storage cupboard. Ceiling pendant. Carpeting to floor with co-ordinating, tied-back curtain fitted to window.

Bedroom 2: 3.37m x 1.67m (11'1" x 5'6") approx. Again located to the rear of the home with neutral decor, co-ordinating tied-back curtain and carpeted floor. Built-in storage cupboard finished with louvre doors.

Bathroom: Fitted with a white 3-piece suite, over-bath "Mira Sport" electric shower and glazed screen. Ceramic wall tiling around the bath and splashback areas. Shelved linen/toiletry cupboard. High level cupboard housing water tank. Chrome heated towel rail and co-ordinating accessories. Mirror above the wash hand basin. Circular spotlight fitting. Extractor fan. Vinyl flooring.

(Outside)

The communal outer hallway is tidy with an exclusive storage cupboard on the half landing. Shared walled garden to the rear. Permits are available from the city council for on-street parking to the front of the building.

View this property here

<https://www.aspc.co.uk/search/property/359970/40-Esslemont-Avenue/Aberdeen/>

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