



## First Floor Left, 25 Wallfield Crescent, Aberdeen, AB25 2LD

REDUCED FIXED PRICE £85,000

IMMACULATELY PRESENTED FIRST FLOOR ONE BEDROOM APARTMENT ON POPULAR  
ROSEMOUNT

Stronachs

# First Floor Left, 25 Wallfield Crescent, Aberdeen, AB25 2LD

Offers over: £87,000

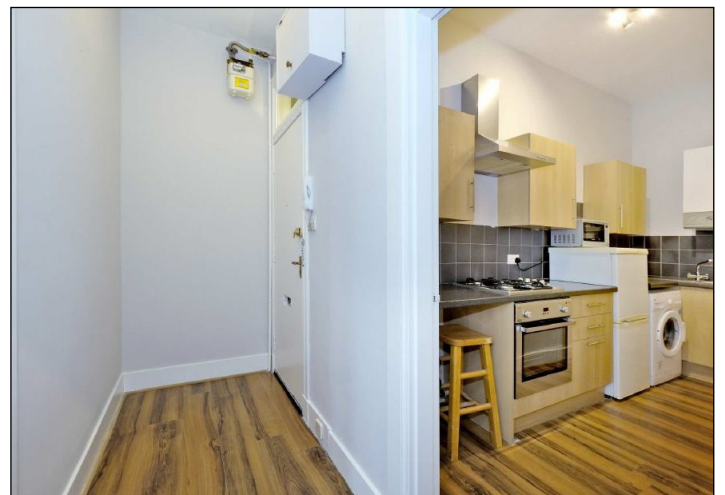
Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this IMMACULATELY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT occupying a quiet location on Wallfield Crescent, making this a wonderfully accessible property within a stone's throw of all the amenities on Rosemount and within walking distance of the city centre. Boasting gas central heating, recently replaced double glazing and security entry phone system, the accommodation comprises: Entrance Hall; Living Room with large window; Kitchen; Double sized Bedroom and Bathroom. The communal areas are well maintained and internal viewing is recommended.

Wallfield Crescent is located a very short distance from the city centre and is positioned in popular Rosemount, close to the Westburn and Victoria Parks and a regular bus services operating nearby facilitates quick and easy access to most parts of the city. The area is well served by local independent and specialty shops providing lovely specialised foods and produce and of course, all the main retail and entertainment the city centre, within easy reach itself has to offer. Foresterhill and Cornhill Hospital Complexes are within a short walk, and Aberdeen University is also accessible. This is an excellent location for reaching all parts of the city with ease.

## HALLWAY 3.12m x 1.14m (10'3" x 3'9")

Accessed by way of a solid entrance door from the communal staircase, the Entrance Hall allows access to all of the accommodation and is neutrally decorated with laminate flooring. There is a pendant light and a wall mounted security entry handset. High level wall mounted electricity consumer units and fuses.





### **LIVING ROOM 4.04m x 4m (13'3" x 13'1")**

The stylish laminate flooring continues seamlessly from the hall into the spacious, bright and airy living room. A large window looks to the front of the property. Retaining many period feature such as high ceiling, high skirting's and a feature fireplace, this is a stylish and traditional, yet modern room. Ceiling mounted triple spot light. Double radiator.



### **KITCHEN 3.89m x 1.81m (12'9" x 5'11")**

The Kitchen is accessed directly from the Hallway and again the laminate flooring flows through. Fitted with a range of beech effect wall and base units with inset stainless steel single bowl sink with mixer tap. Gas hob with electric oven and hood over, washing machine and fridge freezer. With coordinating work surfaces and tiled splash backs, this is a functional and immaculately presented Kitchen. Wall mounted gas central heating boiler and ceiling spot lights.



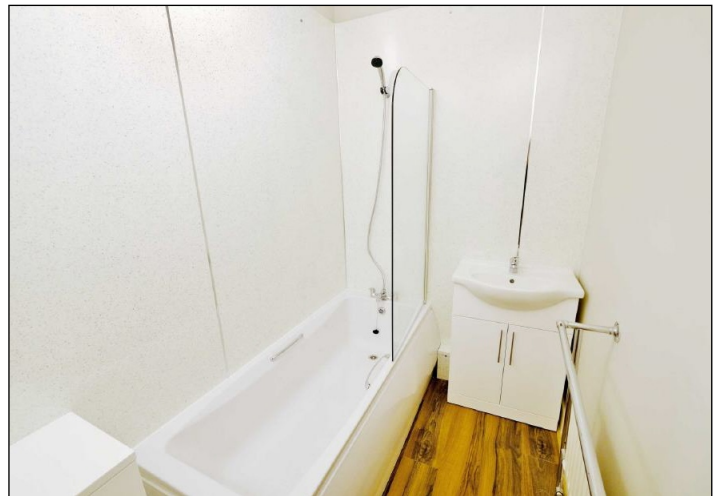
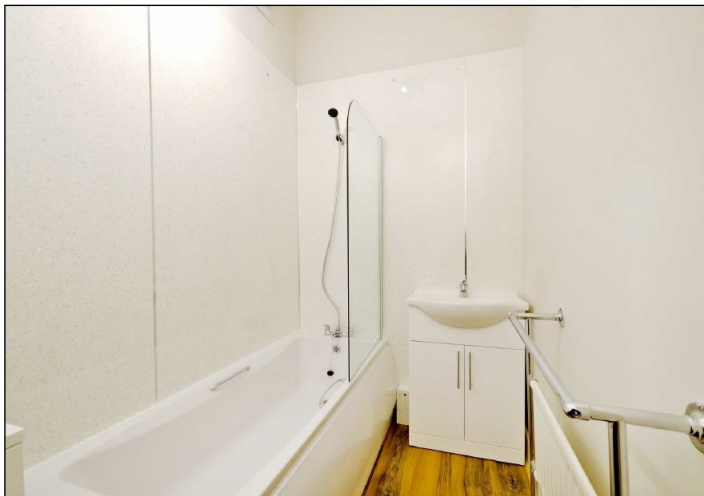
### **BEDROOM 3.09m x 2.87m (10'2" x 9'5")**

A double sized Bedroom with window to the rear overlooking the communal garden. Pendant light and radiator. The floor is carpeted and the decoration neutral. Fitted wardrobes with sliding doors and storage space above.



### **BATHROOM 2.57m x 1.55m (8'5" x 5'1")**

Comprising a newly fitted three piece suite of wash hand basin in vanity unit, WC and bath with mains shower over and glazed screen. The walls are of aqua panel finish and the flooring is of laminate finish. Radiator towel rail. Extractor fan.



### **EXTERNAL**

There is a shared garden to the rear with lawn area. This garden is fully enclosed. Parking is available on street by purchasing a permit from Aberdeen City Council. The communal areas are maintained under a factoring agreement. External storage is provided in an exclusive outhouse (6th door from the building). Additional shared storage is available at the mezzanine level.



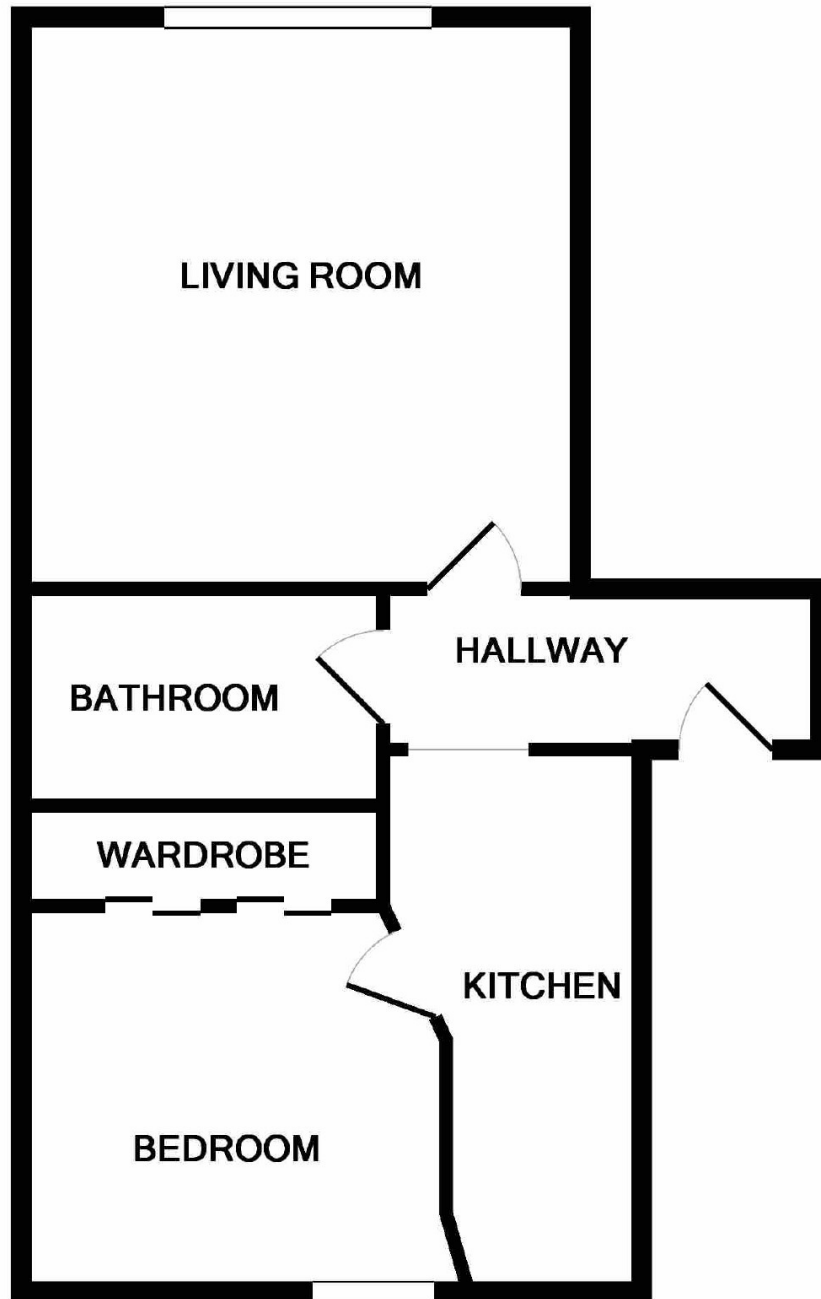


### **EXTRAS**

All carpets, curtains, blinds and light fittings are included in the sale, together with the appliances in the Kitchen and usual fixtures and fittings in the Bathroom. All items of furniture are included in the sale therefore the property is to be sold as seen.

**COUNCIL TAX BANDING - A**

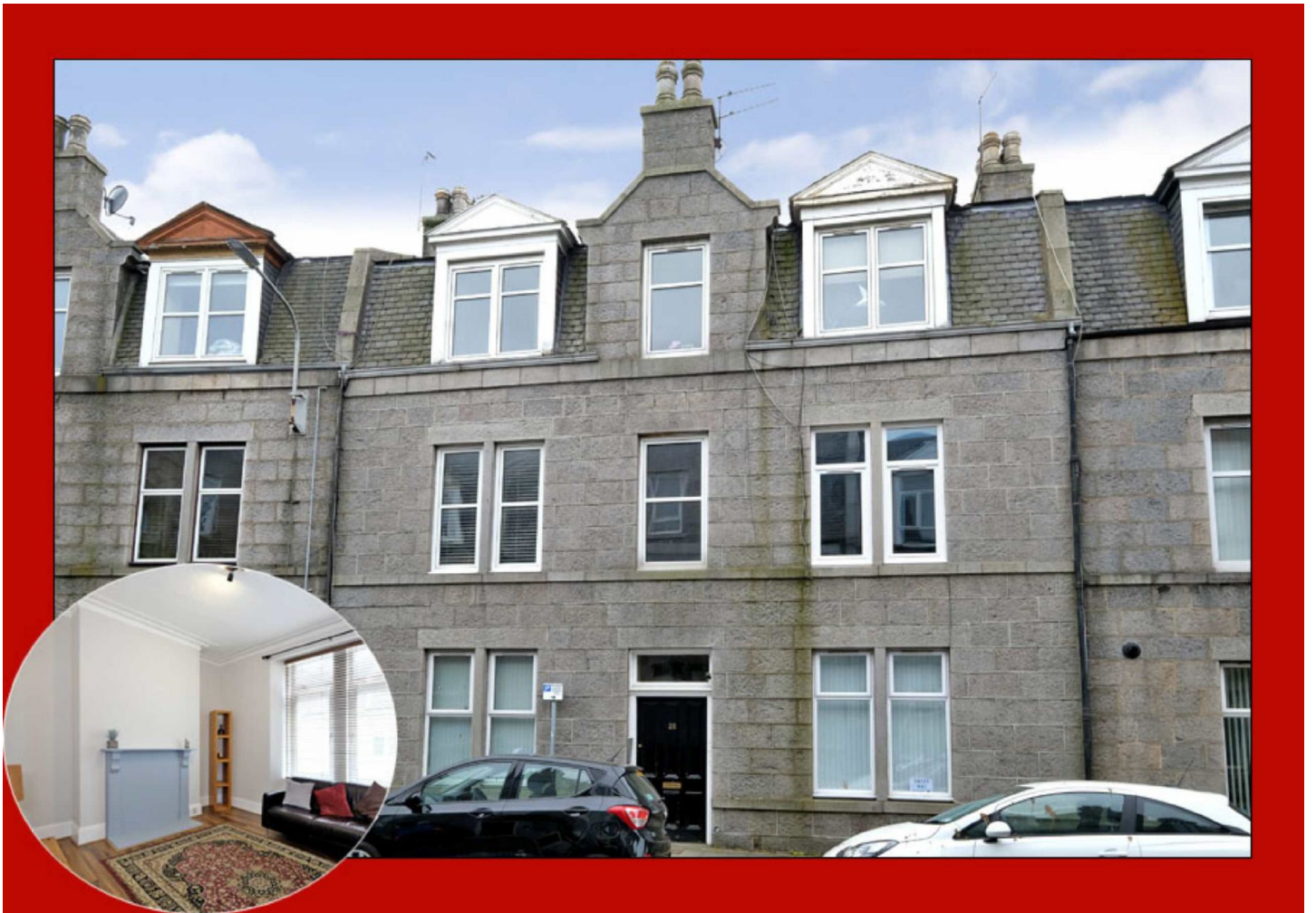
**EPC BANDING - C**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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