



34b Wallfield Crescent, Aberdeen AB25 2LA

Offers over £59,500

WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT IN ROSEMOUNT

Stronachs

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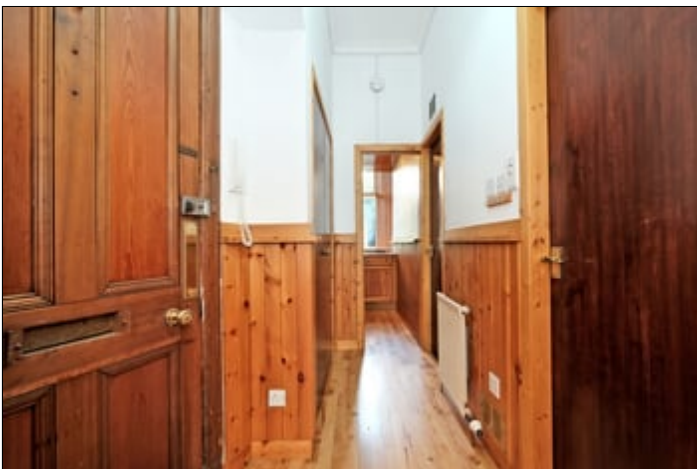
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this well presented ONE BEDROOM GROUND FLOOR FLAT. Forming part of a traditional granite tenement, the property is located in the popular Rosemount area of the City, close to a variety of bespoke shops and cafes, and within walking distance of the West end and City Centre. Benefitting from gas central heating and full double glazing, the accommodation comprises: Entrance Hall; light and airy Lounge to front; Double Bedroom to rear; Kitchen and Bathroom. The communal areas are well maintained as are the shared gardens to the rear. Shared wash house and exclusive coal cellar.

Rosemount is a much sought after area of the city owing to its community feel whilst still being extremely central with the city centre a short walk away. Quiet residential streets are well served locally with a range of artisan shops and cafés as well as bigger supermarkets catering for everyday needs. There is schooling at all levels, (this property is in the catchment for Aberdeen Grammar school) and ease of access to all areas of the city and beyond by regular bus services. It is worthy of note that this property is ideally located for an easy commute to ARI, and both Aberdeen University and RGU Campuses.

ENTRANCE HALL



Welcoming Entrance all with wood panelling to dado height, wooden flooring and large double store cupboard allowing excellent storage. Ceiling light fitting and central heating radiator. Security entrance handset.

LOUNGE 15' 0" X 13' 3" (4.57M X 4.04M)



Light and airy Lounge to the front of the property, with large window allowing natural light, with window seat which has hidden storage below. Gas coal effect fire in surround, with recesses flanking either side of the chimney breast, with low level storage. Ceiling light fitting in ceiling rose, central heating radiator and television point.

BEDROOM 10' 3" X 8' 0" (3.12M X 2.44M)



Sunny Double Bedroom with window overlooking the garden to rear. Neutrally decorated with ample room for a range of free-standing furniture. Shelved recess, further high level built in storage, ceiling light fitting and central heating radiator.

KITCHEN 7' 2" X 4' 0" (2.18M X 1.22M)



Fitted with wooden wall and base units, with complementing work surfaces. Inset sink and drainer below window to rear. The cooker, with extractor above, and fridge are to remain. Eyeball ceiling spotlights.

BATHROOM 7' 5" X 5' 4" (2.26M X 1.63M)



Fitted with a cream three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Large built-in store. Ceiling light fitting and central heating radiator.

EXTERNAL



The garden to the rear is laid mainly to lawn and well maintained. There is a shared wash house which currently houses the washing machine, tumble drier, freezer and boiler for this property. There is also an exclusive coal cellar.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen and the usual fixtures and fittings in the Bathroom.

COUNCIL TAX BAND - A

EPC BANDING -



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