

**28 WALLFIELD PLACE  
ABERDEEN  
AB25 2JP**



**ATTRACTIVE ONE BEDROOM “DINING KITCHEN” FIRST FLOOR  
FLAT IN A POPULAR SOUGHT AFTER LOCATION OFF ROSEMOUNT  
PLACE**

Accommodation:- Hall, bright airy Lounge, fully fitted Dining Kitchen, spacious Double Bedroom and Bathroom with white three piece suite. Carpet and other floor coverings, blinds and light fittings included. Double Glazing. Gas Central Heating. Security Entry System. Shared Garden to the rear. Exclusive Shed. Usual Mutualities.

**OFFERS OVER £123,000**

**VIEWING BY APPOINTMENT TELEPHONE 07876 498379 OR BY ARRANGEMENT WITH  
SELLING AGENTS**

## **DESCRIPTION**

Situated in a popular location in the sought after Rosemount area, this FIRST FLOOR FLAT offers bright airy well proportioned accommodation and to which entry is gained by a Security Door Locking System. The flat itself enjoys the benefits of Gas Central Heating, Double Glazing, a fully fitted Kitchen and Bathroom with white suite and fitted shower. The property is of fresh decorative appearance affording the opportunity to move in with the minimum of inconvenience and will undoubtedly appeal to First Time Buyers, Student Purchasers and Investors alike given its excellent location and easy accessibility to most parts of the City.

Wallfield Place is situated in the popular Rosemount area which is well served by a wide range of speciality shops. The area is well served by public transport facilities and by various arterial routes most parts of Aberdeen are readily accessible with the location being particularly convenient for nearby Foresterhill Hospital, a wide range of offices in the West End of the City and the City Centre itself. Pubs, clubs, restaurants and leisure facilities are all within easy walking distance and nearby there is the opportunity to enjoy the sporting and recreational attractions of the Westburn and Victoria Parks.

## **DIRECTIONS**

Wallfield Place is a one-way street running from Rosemount Place to Craigie Loanings; to reach the property leave the west end of Union Street by Rose Street, continue straight on at the traffic lights into Esslemont Avenue and at the next set of traffic lights turn left into Rosemount Place; thereafter take the second opening on the left into Wallfield Place. The property is located on the right hand side.

## **THE ACCOMMODATION COMPRISES:-**

### **HALLWAY:**

Exterior door giving access to the central reception hall which in turn gives access to all accommodation, high level boxed meter cupboard housing electric and gas meters and fuse box, security entry handset, smoke alarm and central light fitment.

### **LOUNGE/**

## LOUNGE:



13'6" x 12'6" approx. Bright airy Lounge with large picture window to the front of property, well proportioned public room decorated in neutral tones with a feature Living Flame gas fire set in a traditional tiled fireplace with alcoves set on either side of the chimney breast, central light fitting Sky Plus television point, telephone points, radiator.

## DINING KITCHEN:



10'10" x 10'8" approx. Fully fitted Dining Kitchen, with a window overlooking the rear of the property, fitted with an excellent range of quality white base and wall units with contrasting worktop and tiling above, built-in **Electric Oven, Hob and Extractor, Fridge, Freezer and Washing Machine**, inset one and half sink unit, laminate wood flooring, radiator, Vokera boiler and **AMPLE SPACE FOR DINING.**

## DOUBLE BEDROOM/

**DOUBLE BEDROOM:**



13'2" x 7'8" approx. Double Bedroom with window to front, triple wood-effect wardrobe offering ample shelf and hanging space, radiator and central light fitting.

**BATHROOM:**



Partially tiled Bathroom fitted with modern white suite comprising w.c., wash hand basin and bath with Mira electric shower over, bath, airing cupboard, Xpelair fan, ceramic floor tiles, usual small fitments to remain. Fixed shower screen.

**OUTSIDE/**

**OUTSIDE:**



The flat is situated in a substantial traditional tenement served by a security entry system.

Shelved store on half landing.

Usual mutualities to the rear including shared drying green and external lockable shed.

**PARKING:**

On street parking may be available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. Interested parties should contact Aberdeen City Council.

EA/JJ

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