



25 Wallfield Place, TFL, Rosemount, Aberdeen, AB25 2JR Offers Over £75,000

peterkins



25 Wallfield Place, TFL,
Rosemount,
Aberdeen,
AB25 2JR

Offers Over £75,000

- Well-Presented Top Floor Flat
- Spacious Living Room
- Dining Kitchen
- One Double Bedroom with Built-In Wardrobe
- Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Shared Loft, Rear Garden, Store & Washhouse
- Exclusive Outhouse
- On Street Permit Parking

Viewing contact Peterkins
on (01224) 428100

Ref: 48123/1

EPC: C

Council Tax: Band B

Tenure: Ownership

Description:

Set within a traditional granite building in the ever-popular Rosemount area of Aberdeen, this spacious, well-presented, **top-floor, one-bedroom flat** offers an excellent opportunity for first-time buyers or buy-to-let investors. The accommodation benefits from a generously sized kitchen, modern shower room, high ceilings, and fresh, neutral décor throughout. An added benefit is the newly replaced roof, offering valuable peace of mind for prospective buyers. Further features include gas central heating, double glazing, and access to full-fibre broadband. Externally, there is a shared enclosed rear garden and on-street permit parking, plus good visitor parking options. All fitted flooring, light fittings, white goods, blinds, and curtains are included in the sale. Furniture is available by separate negotiation.

Location:

Wallfield Place is located in the popular Rosemount area of Aberdeen, which offers a wide range of amenities, including independent shops, supermarkets, a fishmonger, a butcher, a cheesemonger, several hairdressers, a pharmacy, and a selection of cafés and eateries. Victoria Park and Westburn Park are both within easy reach, providing attractive green spaces. The property also benefits from convenient access to the city centre and Aberdeen Royal Infirmary, making it particularly appealing to city workers and healthcare professionals. Excellent public transport and road links are readily available.

Directions:

From the west end of Union Street, turn right onto Rose Street and continue ahead at the traffic lights onto Esslemont Avenue. At the T-junction, turn left onto Rosemount Place, then take the second left into Wallfield Place. Number 25 is on the left-hand side.

Entrance:

Accessed via a security entry system, the well-maintained communal stairwell benefits from recently replaced windows and bright hallway lighting.

Hallway:

Features include a hardwood door with security catches, a wall-mounted thermostat, a door entry handset, concealed gas and electricity meters, smoke and CO detectors, spotlighting, and laminate flooring.

Living Room: 12'4 x 11'9 (3.75m x 3.57m) approx.

A spacious, modern room with a front-facing aspect, featuring a large window, shelved recess, radiator, ceiling cornice, pendant light fitting, smoke detector, and fitted carpet.

Dining Kitchen: 12'4 x 12'0 (3.75m x 3.67m) approx.

Well-equipped with a range of beech base and wall units, complemented by contrasting work surfaces and upstands. Includes a stainless steel sink with mixer tap, Stoves gas hob and electric oven, fridge, freezer, and washing machine. A large window overlooks the communal garden and is fitted with a roller blind. Further features include a radiator, heat detector, ceiling cornice, spotlighting, and solid wood flooring.



Double Bedroom: 12'6 x 7'8 (3.80m x 2.33m) approx.

A spacious, bright room with a large front-facing window and built-in mirrored wardrobes offering ample storage. Further features include a radiator, ceiling cornice, pendant light fitting, and fitted carpet.

Shower Room:

Fitted with a white three-piece suite comprising: W.C., wash hand basin, and aqua-panelled modern electric shower. Features include aqua-panelling to dado height, a built-in cupboard with full-length mirrored door, ladder-style radiator, frosted internal windows providing natural light, extractor fan, ceiling light, and waterproof luxury vinyl flooring.

Outside:

The shared loft, accessed from the communal hallway, houses the gas central heating boiler. There is also a sizeable half-landing store shared with the neighbouring top-floor flat, along with an outhouse space and communal washhouse. The communal rear garden is fully enclosed and mainly laid to grass.

Parking:

Ample on-street permit parking is available directly outside, with resident permits obtainable from Aberdeen City Council. Within a one-minute walk, there is 45-minute free parking, free non-peak urban clearway parking, and additional pay-and-display options, offering convenient choices for any visitors.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com