

24 Wallfield Crescent, GFR, Rosemount,
Aberdeen, AB25 2JX

Offers Over £65,000

peterkins













24 Wallfield Crescent, GFL, Rosemount, Aberdeen, AB24 2JX

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- Well-Presented Ground Floor Flat
- Generously Proportioned Living Room
- Fitted Kitchen with Appliances
- One Double Bedroom
- Attractive Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Communal Rear Garden
- Exclusive Outhouse & Shared Store
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 22470/18
EPC: C
Council Tax: B
Tenure: Ownership

Description:

Enjoying a lovely Rosemount location, we offer for sale this well-presented **one-bedroom ground floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. This "ready to move into" property has been freshly decorated throughout in neutral tones and boasts high ceilings and deep skirting boards. The accommodation comprises of: Hallway; generously proportioned living room with a picture window; fitted kitchen with appliances; one double bedroom; attractive shower room. Outside there is a communal rear garden and on street permit parking. In addition, there is an exclusive outhouse and shared store. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods and light fittings will be included in the sale.

Location:

Wallfield Crescent is located within the popular Rosemount area of the city which is well known for the wide variety of independent shops and express supermarkets close by. The open spaces and lovely garden areas in Victoria Park is on the doorstep of the flat and Westburn Park is also a very short walk away. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex, whilst there are excellent public transport links nearby. Most parts of the city are readily and easily accessible via good road links.

Directions:

From the West End of Union Street continue onto Alford Place then take the second right onto Rubislaw Place. At the end of the road turn left onto Albert Street. Continue straight ahead at the traffic lights and proceed through the next set of traffic lights onto Craigie Loanings. Wallfield Crescent is the second road on the right and number 24 is located on the left-hand side as indicated by our "For Sale" sign.

Entrance:

The shared entrance is accessed via a security entry system and has a staircase leading to all floors; shared store.

Hallway:

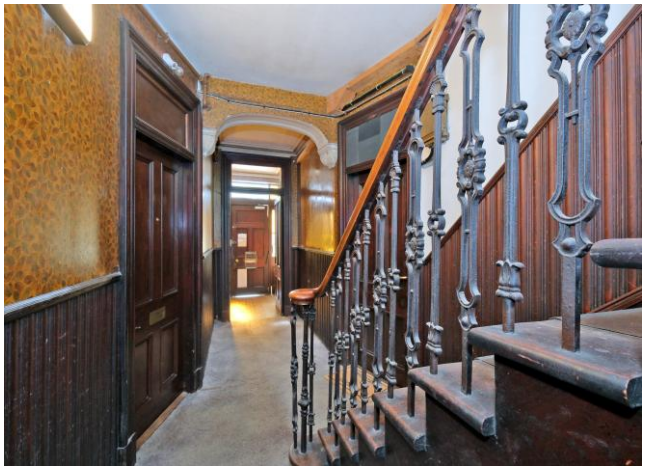
A hardwood exterior door gives access to the hallway; wall mounted security entry handset; fridge/freezer; high level electric and gas meters; smoke detector; ceiling cornice; downlighters; laminate flooring.

Living Room: 13'9 x 13'0 (4.20m x 3.95m) approx.

Generously proportioned living room with a picture window to the front of the property fitted with "Venetian" blinds; two recesses with low level built-in storage cupboards; fibre terminal; central heating controls; radiator; smoke detector; ceiling cornice; ceiling light fitting; laminate flooring.

Kitchen: 8'0 x 4'7 (2.43m x 1.40m) approx.

The kitchen is fitted with white high gloss base and wall mounted cabinets linked by wood effect work surfaces and wall tiles; stainless steel circular sink and drainer with a mixer tap; ceramic hob with a stainless steel splashback behind; built-in oven; stainless steel chimney style extractor hood; extractor fan; heat detector; ceiling cornice; downlighters; laminate flooring.





Bedroom: 12'2 x 7'7 (3.70m x 2.31m) approx.

Good sized double bedroom positioned to the rear of the building; tall and partly frosted window overlooking the communal rear garden; built-in cupboard housing the central heating boiler; smoke detector; ceiling cornice; pendant light fitting; laminate flooring.

Shower Room:

Attractive shower room fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and a large shower enclosure complete with a mixer shower; wall tiles around suite; wall mounted mirror and mirrored medicine cabinet; tall radiator; extractor fan; downlighters; tiled floor.

Outside:

The communal rear garden is raised and mainly laid to grass. There is an exclusive outhouse pertaining to the property.

Parking:

On-street permit parking is available on Wallfield Crescent. Residents can apply for a permit from Aberdeen City Council for which an annual charge is applicable.

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.

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