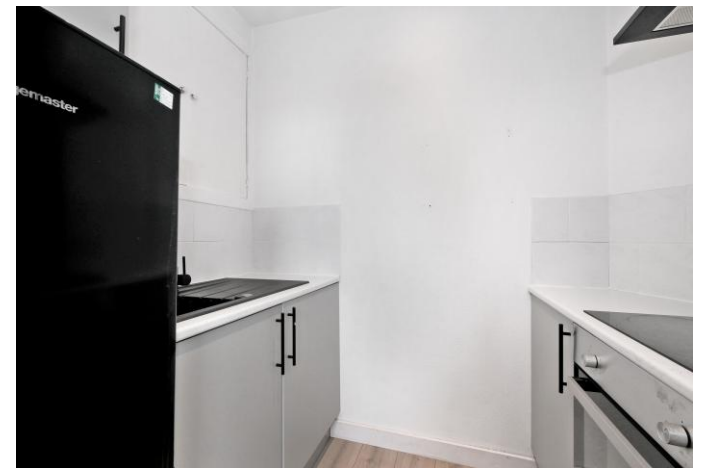




55 Esslemont Avenue, TFL,
Aberdeen, AB25 1SS

Offers Over £55,000

peterkins



55 Esslemont Avenue,
TFL, Aberdeen,
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- Stylish Top Floor Flat
- Tastefully Decorated Living Room
- Fitted Kitchen with Appliances
- One Double Bedroom
- Bathroom with an Over Bath Shower
- Security Entry System
- Gas Central Heating
- Double Glazing
- Well-Maintained Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48335/1
EPC: Band D
Council Tax: Band B
Tenure: Ownership

Description:

We have the pleasure offering for sale this stylish **one-bedroom top floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. The property is well-presented throughout and would make an ideal purchase for a first-time buyer or investor. The accommodation comprises of: Hallway with good storage; living room; fitted kitchen with appliances; one double bedroom, bathroom with an over bath shower. Outside there is on street permit parking and a well-maintained shared rear garden. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and curtains will be included in the sale.

Location:

Esslemont Avenue is situated within the ever-popular Rosemount area of city, which is well known for the wide variety of independent shops and express supermarkets. The open spaces and lovely garden areas in Victoria Park and Westburn Park are within a very short walk away. The property is also particularly convenient for easy access to the City Centre and the nearby Foresterhill Hospital complex. In addition, there are excellent public transport links nearby and most parts of the city are easily accessible via good road links.

Directions:

From the west end of Union Street, turn on to Rose Street and cross over Skene Street onto Esslemont Avenue. The property is situated after the traffic lights on the left-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The shared entrance is accessed via a security entry system.

Hallway:

A hardwood exterior door gives access to the hallway; built-in storage cupboard housing the electric meter; wall mounted door entry handset; hatch to the loft; smoke detector; downlighters; laminate flooring.

Living Room: 10'7" x 8'6" (3.22m x 2.60m) approx.

Tastefully decorated living room with a double window to the rear of the property; electric panel heater; smoke detector; downlighters; laminate flooring; access to the kitchen.

Kitchen: 7'0" x 5'3 (2.14m x 1.60m) approx.

The kitchen is fitted with grey base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; sink and drainer with a mixer tap; ceramic hob with a chimney style extractor hood above; built-in oven; fridge/freezer; integrated washing machine; built-in storage cupboard; extractor fan; heat detector; downlighters; laminate flooring.



Bedroom: 9'10" x 8'2" (3.00m x 2.48m) approx.

Bright and airy double bedroom with a front aspect; double window; electric panel heater, downlighters; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath with an over bath electric shower and glass shower screen; aqua panels around suite; further wall hung vanity units; extractor fan; downlighters; vinyl flooring.

Outside:

To the rear of the building is an enclosed well-maintained communal garden which is laid mainly to grass.

Parking:

There is ample on street permit parking. Residents can apply for a permit through 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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