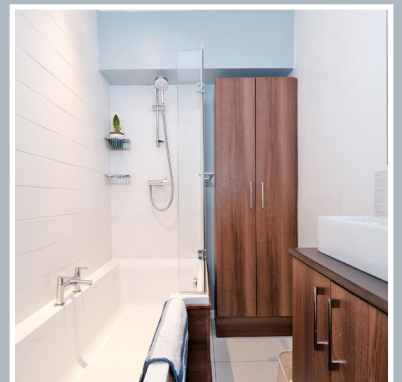




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Wallfield Crescent

Rosemount, Aberdeen AB25 2LJ

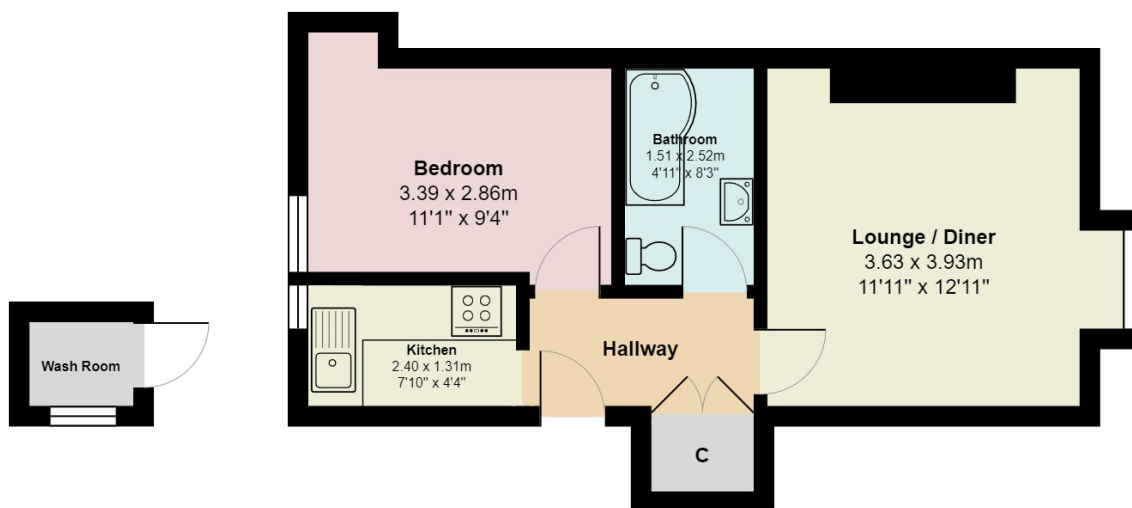


mackinnons
solicitors

We offer for sale this well presented one bedroom top floor flat forming part of a traditional granite tenement, located within the popular Rosemount area of the city centre, within easy walking distance of a wide range of amenities. The property is presented in good decorative order throughout and benefits from gas fired central heating and double glazing, making this an ideal first time buy or buy to let investment.

The spacious accommodation features a good sized entrance hall with deep storage cupboard. A well proportioned lounge/dining area benefits from a large window to the front, flooding the area with natural light. The well appointed galley kitchen is fitted with a range of wall and base units, the free standing cooker will remain. A bright double bedroom offers space for a range of furnishings. A centrally set modern bathroom with shower over the bath completes the accommodation. Externally, the property is further enhanced by a well maintained communal rear garden, exclusive coal cellar and mid landing cupboard which is plumbed for a washing machine.

- Bright Lounge/Dining
- Galley Style Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Security Entry System
- Permit Parking Available



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax

Band A

EPC

Band D

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687

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