



55 Esslemont Avenue | Aberdeen | AB25 1SS

One bedroom top floor flat

Offers Over £99,995

If you're looking for a one bedroom flat in the heart of the City Centre with generous sized rooms and plenty of storage, this property is the one for you.

Located on the top floor of a traditional granite building, this property benefits from stylish flooring, modern kitchen and bathroom suites and large windows offering an abundance of natural light.

A secure entry system grants access to the property, offering additional privacy and security.

The lounge has a large picture window with front aspect and is finished with laminate flooring.

The large dining kitchen features a range of modern base and wall mounted units, worktops, a deep cupboard for additional storage, and offers lovely views over the city.

The bedroom is a generous size and has a large window with a low level deep sill, overlooking the front. This room also benefits from a large built in double wardrobe with mirrored sliding doors.

The shower room has a walk in shower, white 2 piece suite and a large built-in cupboard with shelves.

There is a communal garden with a shed to the rear, which is exclusive to this property.

## ACCOMMODATION

Lounge

12'7" x 10'8" (3.84m x 3.25m) approx.

Dining Kitchen

11'5" x 12'3" (3.48m x 3.73m) approx.

Bedroom

12'8" x 10'5" (3.86m x 3.18m) approx.

Shower Room

6'4" x 5'3" (1.93m x 1.6m) approx.

Double Glazing

EPC Band E



Lounge



Lounge



**Kitchen/Diner**



**Kitchen/Diner**

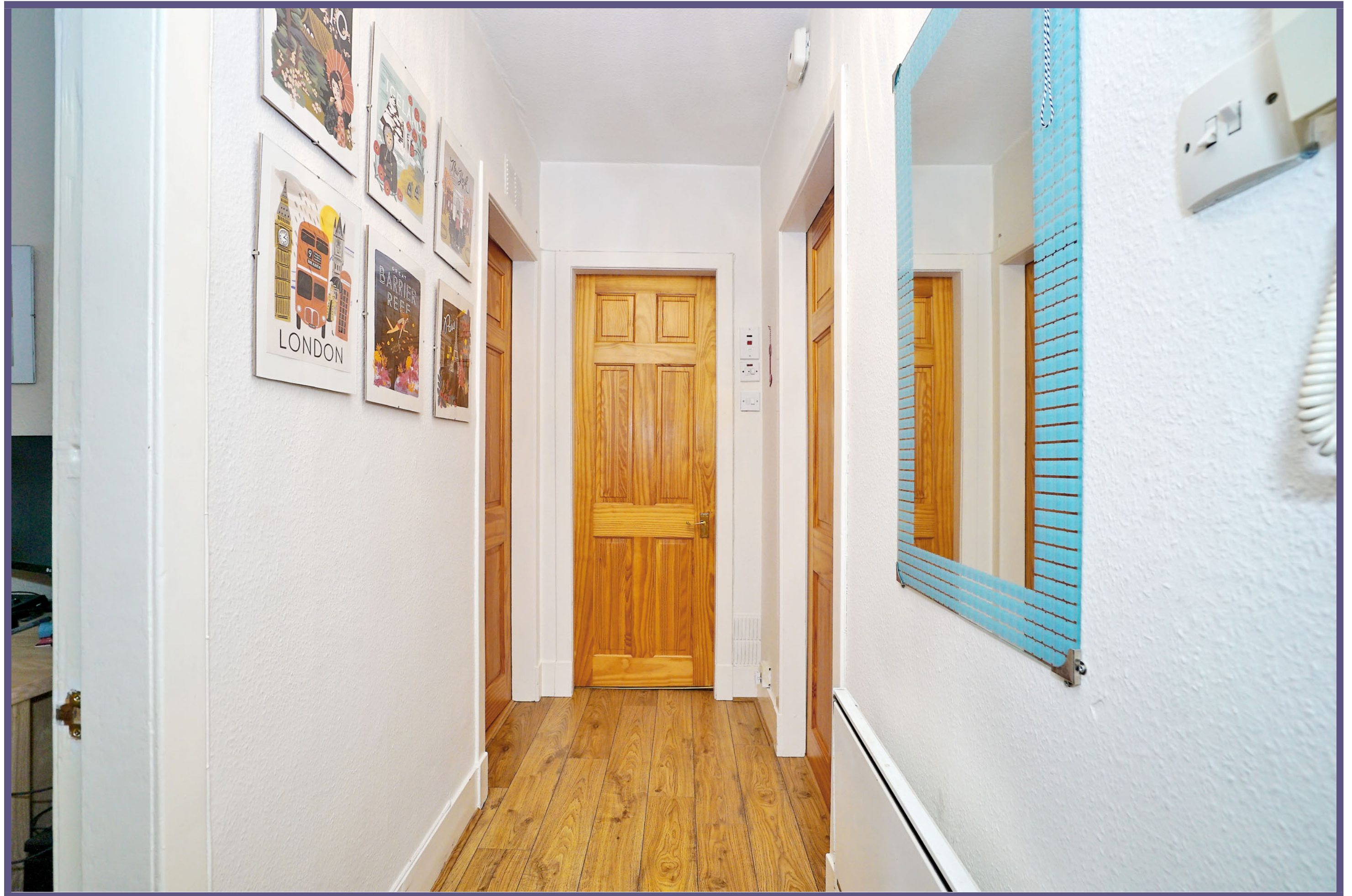


**Bedroom**



**Shower Room**

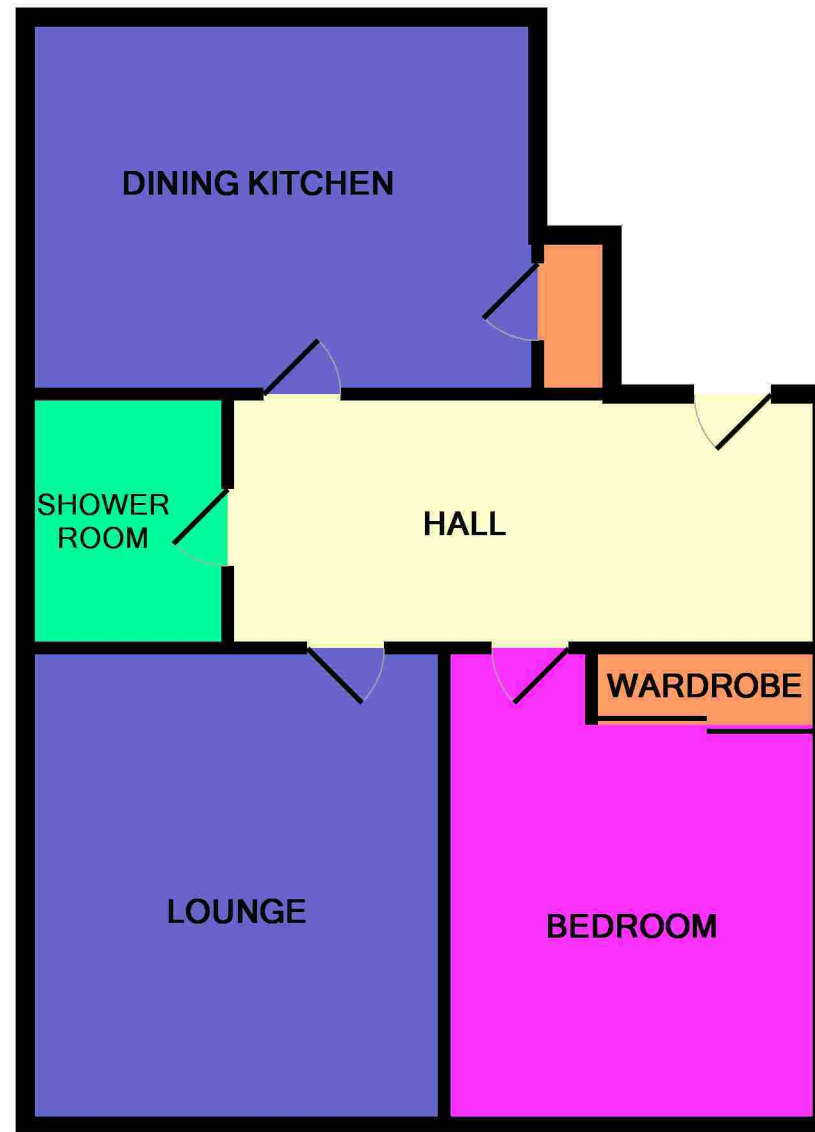




**Hallway**

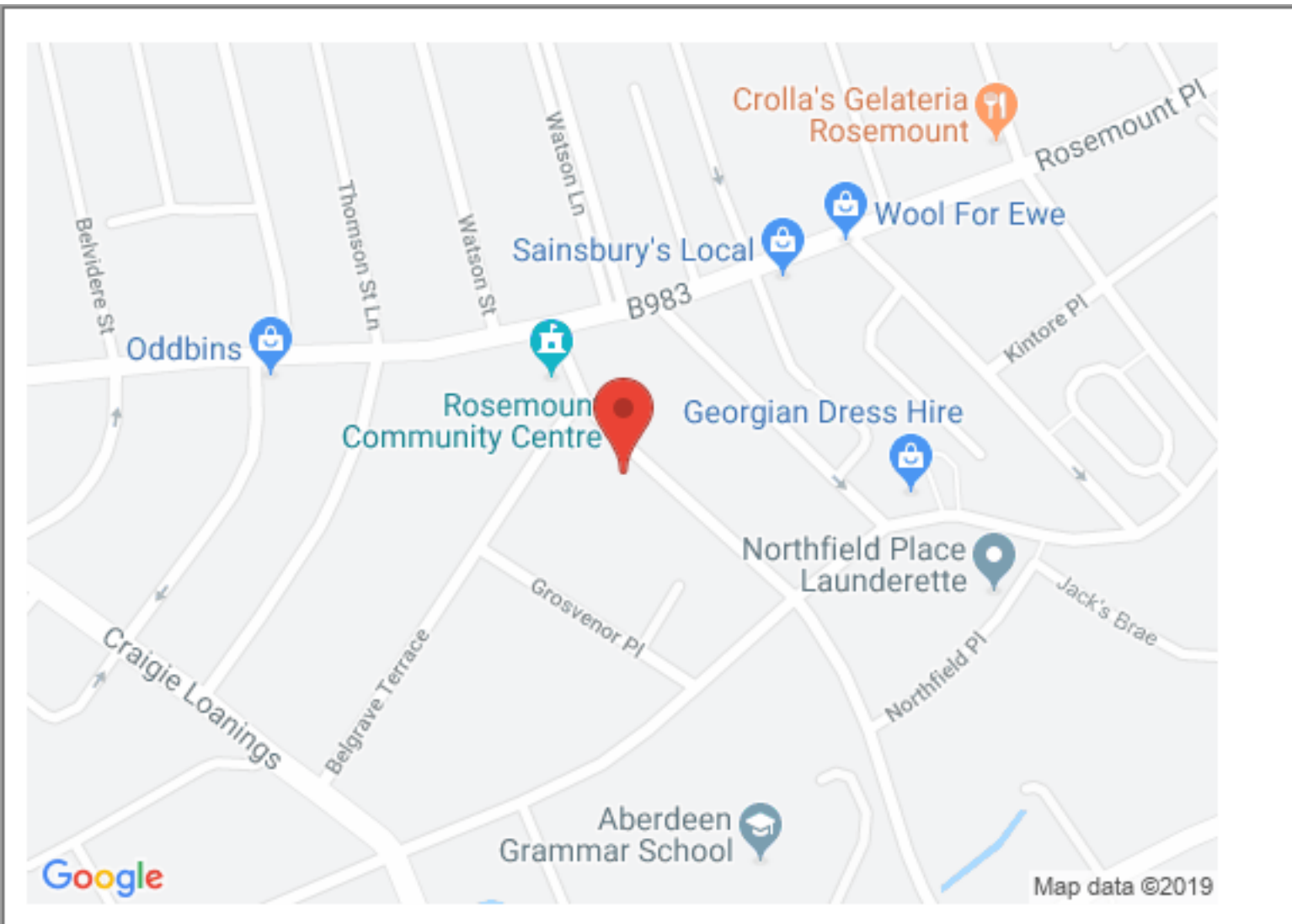


**Rear Garden**



**Floorplan**

### Property location



### Directions

From the west end of Union Street take the first left onto Rose Street. Travel straight ahead at the next two sets of traffic lights. The property is located on the left.

### Location

The property is ideally situated between the West end of Aberdeen and the Rosemount area of the city. Rosemount has a variety of local amenities including specialist shops, cafes, butcher, hair salons and public houses all located within 5 minutes' walk. The city-centre is also only a short distance away and the area is well provided for with regular public transport routes. Westburn Park and Victoria Park are also close by.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.