



TFL 30 Wallfield Place | Aberdeen | AB25 2JP

Two Bedroom Top Floor City Centre Flat

**Offers Over £99,000**



Situated in the popular Rosemount area of the city, we offer for sale this attractive two bedroom top floor flat which forms part of a traditional granite tenement building.

The home is entered into the hallway which boasts a deep storage cupboard and gives way to the bright front facing lounge which is finished with neutral decor. The kitchen is situated to the rear of the property and has been fitted with a range of contemporary white gloss handleless units, incorporating various integrated and free-standing appliances.

The first of the two bedrooms is a generous double, offering ample space for a range of free-standing furniture and having a large front facing window to allow excellent natural light. The second bedroom is currently used as a dining room and benefits from a built-in storage cupboard.

The home is completed by the bathroom which is fitted with a three piece white suite with mains shower over the bath and a built-in cupboard providing useful storage space.

Outside, the shared garden is laid mainly with patio and stone chips, and an exclusive cellar provides useful outdoor storage space.

- Lounge  
12'1" x 11'6" (3.68m x 3.51m) approx.
- Kitchen  
8'8" x 4'0" (2.64m x 1.22m) approx.
- Bedroom 1  
13'0" x 11'9" (3.96m x 3.58m) approx.
- Bedroom 2 / Dining Room  
11'7" x 6'6" (3.53m x 1.98m) approx.
- Bathroom  
7'8" x 4'3" (2.34m x 1.3m) approx.

Gas Central Heating

Double Glazing

EPC Band C

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with all white goods. The furniture is available by separate negotiation.





Lounge





**Kitchen**





**Bedroom 1**





**Bedroom 1**





**Bedroom 2**





**Bathroom**





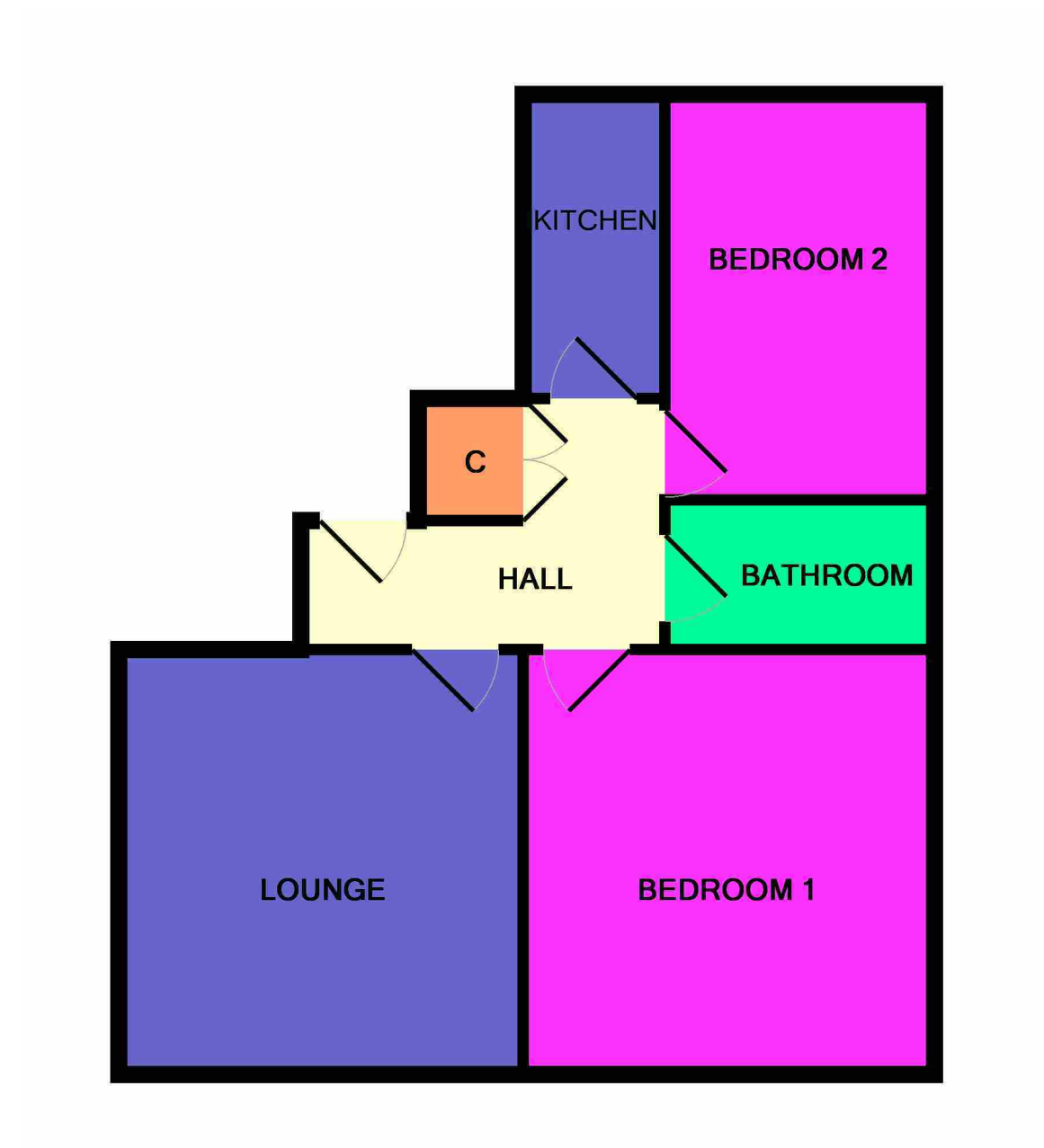
**Shared Garden**





**Shared Garden**

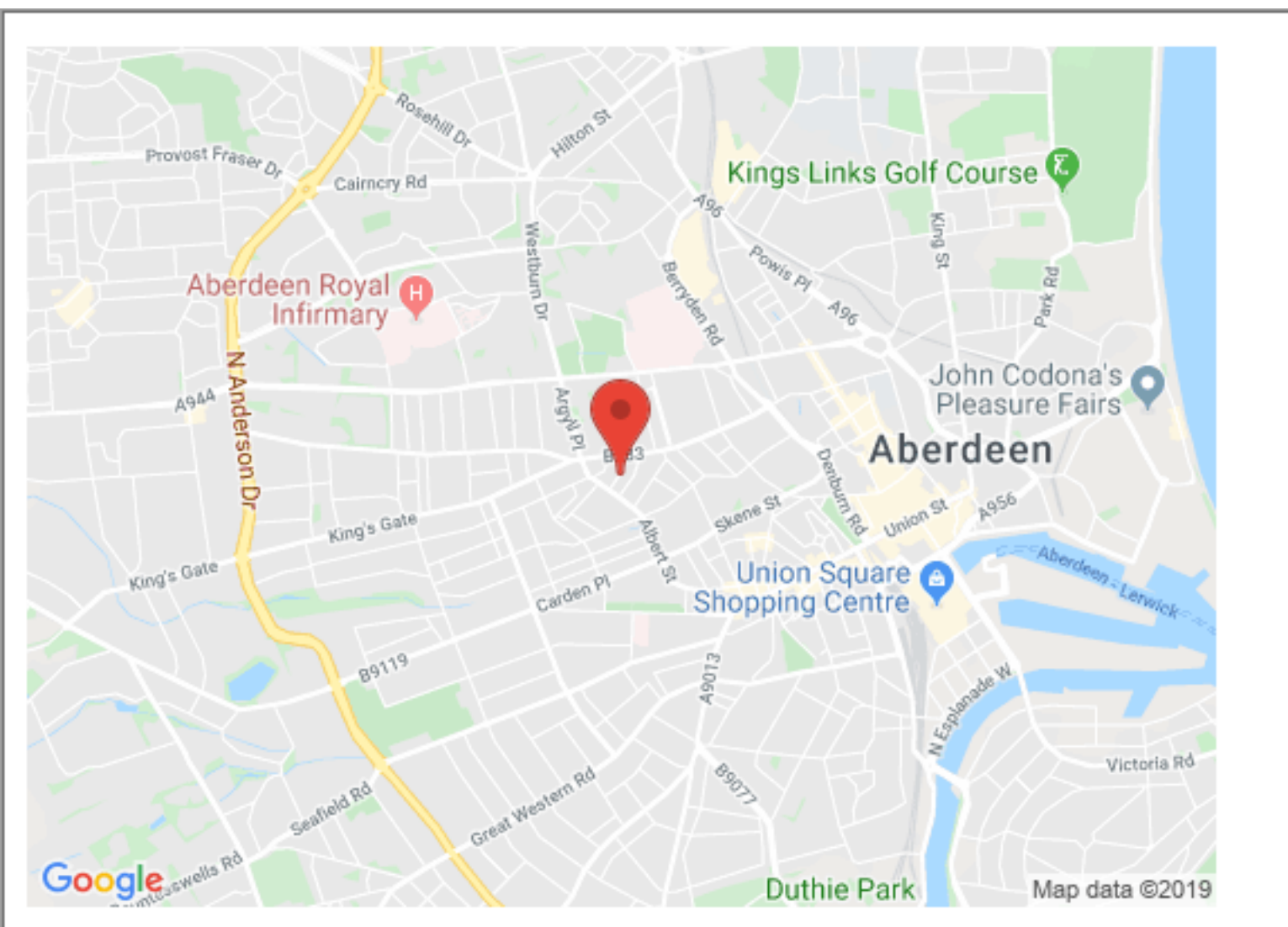




**Floorplan**



### Property location



### Directions:

Heading west along Union Street, take the last exit on the right onto Rose Street. Continue straight ahead at the traffic lights onto Esslemont Avenue and at the end of Esslemont Avenue, turn left at the traffic lights into Rosemount Place. Take the second left into Wallfield Place and No. 30 is the last building on the right hand side.

### Location:

Rosemount is a popular and sought after residential area, that is well serviced by specialist and convenience stores, coffee shops, a local pub and active community enterprises. The Aberdeen Hospital Complex at Foresterhill, Woodhill House and the open spaces of the Westburn and Victoria Parks, are all easily accessible. Schools serving the area are Gilcomstoun Primary, Skene Square Primary and Aberdeen Grammar School. The area has a regular public bus service and is within easy walking distance of the city centre.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://www.ledinghamchalmers.com)

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.