



18 GFL Eslemont Avenue
Aberdeen , AB25 1SN

ledingham
chalmers
estate agency



Lounge



Dining kitchen



Bedroom

**18 GFL Esslemont Avenue
Aberdeen , AB25 1SN**

**Immaculate ground floor two bedroom city
centre flat**

- Exceptional first time buy opportunity
- Generous room dimensions and fresh decor throughout
- Modern fitted dining kitchen and shower room
- Superb city centre location
- Walking distance to all local amenities
- Gas central heating and double glazing



Two beds.



One bathroom.



One public room.

Immaculate ground floor two bedroom city centre flat

Perfectly situated on the edge of the ever popular Rosemount area of the city with its "Village" air, and within a few minutes of Aberdeen's vibrant city centre and west end with their extensive range of shopping, business and recreation facilities. The property is also within walking distance of the Hospital Complexes, with an excellent range of local shopping and the Victoria and Westburn Parks on the doorstep. The property is also within minutes of the University of Aberdeen and the Garthdee RGU campus.

The main commuter route to all parts of the city is also easily accessible, and public transport is to hand. This ground floor two bedroom traditional flat is tastefully presented in pristine condition throughout. The appealing property provides well proportioned living accommodation with an excellent level of storage and the smart communal hallways are protected by a secure entry system.

Upon entering, the welcoming hallway is a great introduction to this stylish property. There is a wall mounted security entrance system and fresh white crisp decor. The front facing lounge has many fine period features remaining. The attractive high ceilings, ornate cornicing and double height skirtings have been freshly decorated. The focal fireplace and chimney breast has alcoves to either side, both of which have decorative display shelving inset.

The centrally located shower room has been well appointed with an enclosed shower cubicle WC and sink with vanity unit underneath. Aqua panelling and ceiling spotlights complete the look.



Bedroom



Hallway



Shower room

To the rear a modern fitted kitchen has a comprehensive range of wall and base mounted units. The gas hob, electric oven and extractor are inset with a contrasting work surface. The mosaic tile effect flooring is a lovely touch as is the roof mounted wooden clothes pulley. Both double bedrooms benefit from immaculate decor, quality carpeting and are both equally bright and well proportioned in size.

On the outside, to the front there is an exclusive garden laid with stone chips and attractive shrubs. To the rear there is an exclusive cellar and shared drying green.

This flat is perfect for any first time buyer seeking a ready to walk in home. The property will also appeal to the buy to let investor looking for a property in a particularly popular and convenient location. Viewing of this property is highly recommended to appreciate the level of accommodation on offer.

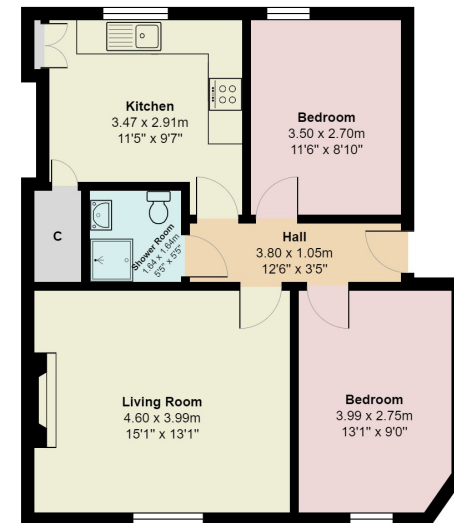


Exterior

Accommodation and plans

Hallway	12'6" x 3'5"	3.81m x 1.04m
Living room	15'1" x 13'1"	4.6m x 3.99m
Dining kitchen	11'5" x 9'7"	3.48m x 2.92m
Bedroom one	13'1" x 9'0"	3.99m x 2.74m
Bedroom two	11'6" x 8'10"	3.51m x 2.69m
Shower room	5'5" x 5'5"	1.65m x 1.65m

GFL 18 Eslemont Avenue



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 right.

Location

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within walking distance, along with lovely cafes and local craft shops. The city centre is some ten minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.

Arrange a viewing

Viewing By appointment telephone **07742598386** or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.