



26C Wallfield Crescent
Aberdeen AB25 2JX

**ledingham
chalmers**
estate agency



Lounge



Kitchen

26C Wallfield Crescent Aberdeen AB25 2JX

Deceptively spacious one bedroom flat,
situated in the heart of rosemount

- Desirable location within the heart of Rosemount
- First floor flat within a traditional tenement
- Spacious lounge with front aspect
- Peaceful bedroom with garden views
- Modern shower room with built-in storage
- Well maintained communal gardens



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this first floor one bedroom flat located in the popular Rosemount area, served by an abundance of local shops and cafes and within walking distance of both Westburn and Victoria Park.

The property forms part of a well maintained traditional granite tenement with security entry system. The flat has a light and airy feel throughout, which is further amplified by the enhanced ceiling heights. The tasteful decor nicely showcases the property's many period features, such as attractive cornicing, while adding personality. With the convenience of gas central heating and double glazed windows, both of which have been replaced recently, this well proportioned flat presents an excellent first time purchase.

Upon entering the property you are greeted by the welcoming hallway which provides access to all the property's accommodation. The spacious lounge is located to the front of the property, with sizeable window flooding the room with natural light. Fantastic period features have been well maintained with the room decorated in modern tones with complimenting wood flooring. The kitchen is to the rear of the property, fitted with a range of base and wall units providing ample storage and worktop space. Appliances include hob, extractor fan and oven, fridge/freezer and washing machine. There is a double bedroom which is a good size with alcove and secluded garden views. The modern shower room comprises a walk-in shower enclosure, vanity unit with inset sink and WC. The room is completed with aqua panelling.

A shared storage cupboard is found on the half landing before the flat. To the rear the fully enclosed rear garden is arranged over two levels with the upper level being laid mainly to lawn. There is also access to a shared loft space within the tenement. Early viewing is recommended to appreciate the prime location on offer.



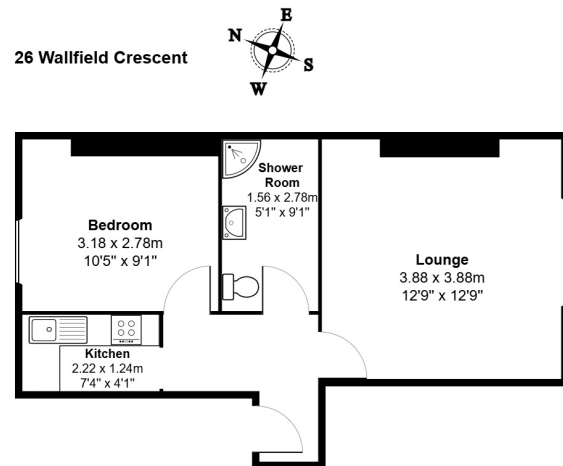
Bedroom



Shower room

Accommodation and plans

Lounge	12'9" x 12'9"	3.89m x 3.89m
Kitchen	7'4" x 4'1"	2.24m x 1.24m
Bedroom	10'5" x 9'1"	3.18m x 2.77m
Shower room	5'1" x 9'1"	1.55m x 2.77m



Directions

From the west end of Union Street turn onto Rose Street and continue over the traffic lights onto Esslemont Avenue. Take the first left onto Whitehall Place and second right onto Craigie Loanings. Wallfield Crescent is the second opening on the right and number 26 is located a short distance along on the left hand side.

Location

Wallfield Crescent is situated in the popular Rosemount area, well positioned and within easy walking distance of the city centre. Rosemount itself has an excellent range of local shops and amenities for your everyday needs and ideally placed for Aberdeen University and Aberdeen Royal Hospital complex.

Arrange a viewing

Viewing 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.