



21A Wallfield Crescent,
Aberdeen, AB25 2LD

Offers over **£72,500**

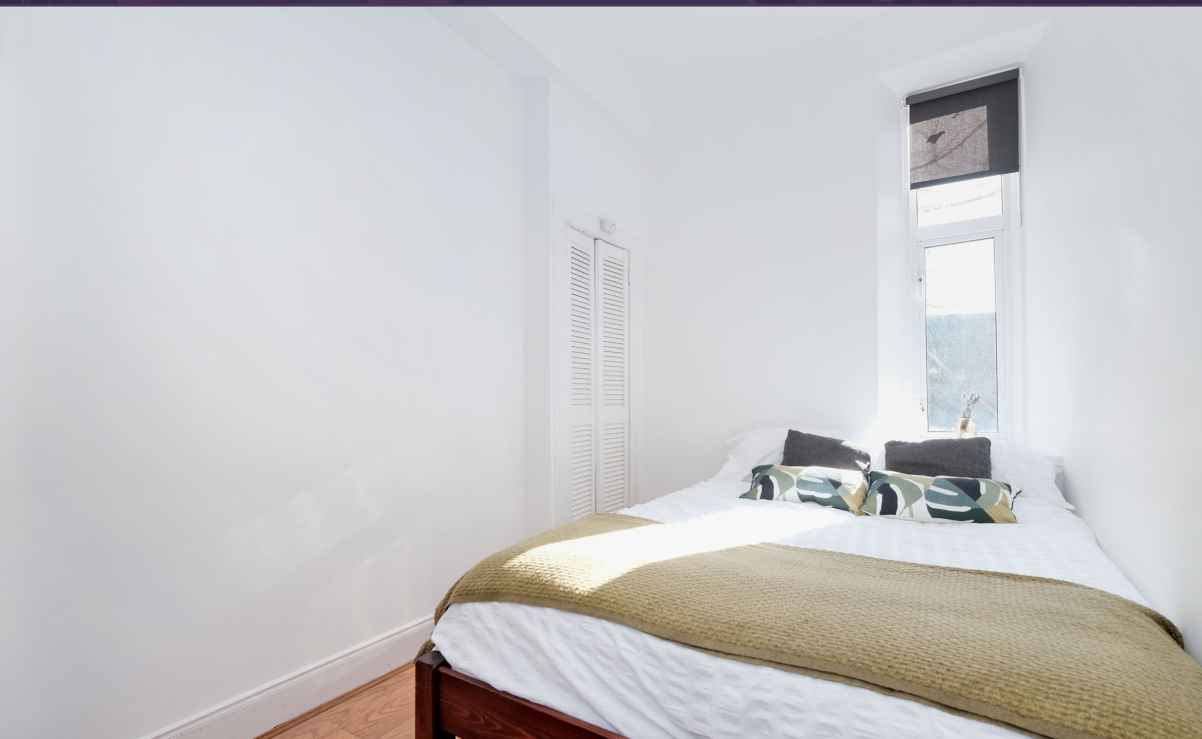
**ledingham
chalmers**
estate agency



Lounge



Kitchen



Bedroom

Spacious ground floor one bedroom flat

- Perfect first time buy
- Ready to move into condition
- Walking distance to all local amenities
- Ample permit parking available
- Gas heating and double glazing
- Light and airy atmosphere throughout



One bed.



One bathroom.



One public room.

Located in the desirable Rosemount area of the city with independent shops and cafes on its doorstep, we are delighted to offer for sale this ground floor one bedroom flat.

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 neutral decor nicely showcases the property's many period features, such as attractive cornicing, wooden doors and striking period fireplace. With the convenience of gas central heating and double glazed windows and the option for some of the furniture to be included in the sale by separate negotiation, this presents an excellent first time purchase.

Upon entering the spacious and bright hallway with wall mounted security handset, the light and airy atmosphere is already very apparent.

The lounge has high ceilings and attractive cornicing. The paint work contrasts well with the wood flooring and there is a high ingress of natural light from the large front facing windows. There is a charming period fireplace complete with white surround and tiles. Two alcoves either side of the fire place is ideal for shelving or placement of free standing furniture.

The kitchen has been well appointed with blue wall and base mounted units, with contrasting black worktop and blue tiled splashback. There are a number of free standing and integrated appliances which will be included as part of the sale, including induction hob, oven and fridge / freezer. The room benefits further from a rear facing window, giving lovely garden views.



Bedroom



Bathroom



Wash room

There is a comfortably proportioned double bedroom with a peaceful rear aspect and built-in cupboard which houses the boiler.

The accommodation is completed by the centrally located bathroom with white WC, sink and bath with overhead shower. The bathroom benefits further from a large cupboard above bath.

Outside, storage needs are catered for by an exclusive cupboard under the stairs which houses the washing machine. The washing machine will be included in the sale. There is also an exclusive storage cellar in the shared enclosed rear garden. Viewing of this lovely property in a sought after location is recommended.



Communal hallway

Accommodation

Lounge	12'6" x 14'7"	3.81m x 4.45m
Kitchen	8'2" x 4'8"	2.49m x 1.42m
Bedroom	11'4" x 7'0"	3.46m x 2.13m
Bathroom	5'2" x 6'6"	1.58m x 1.98m



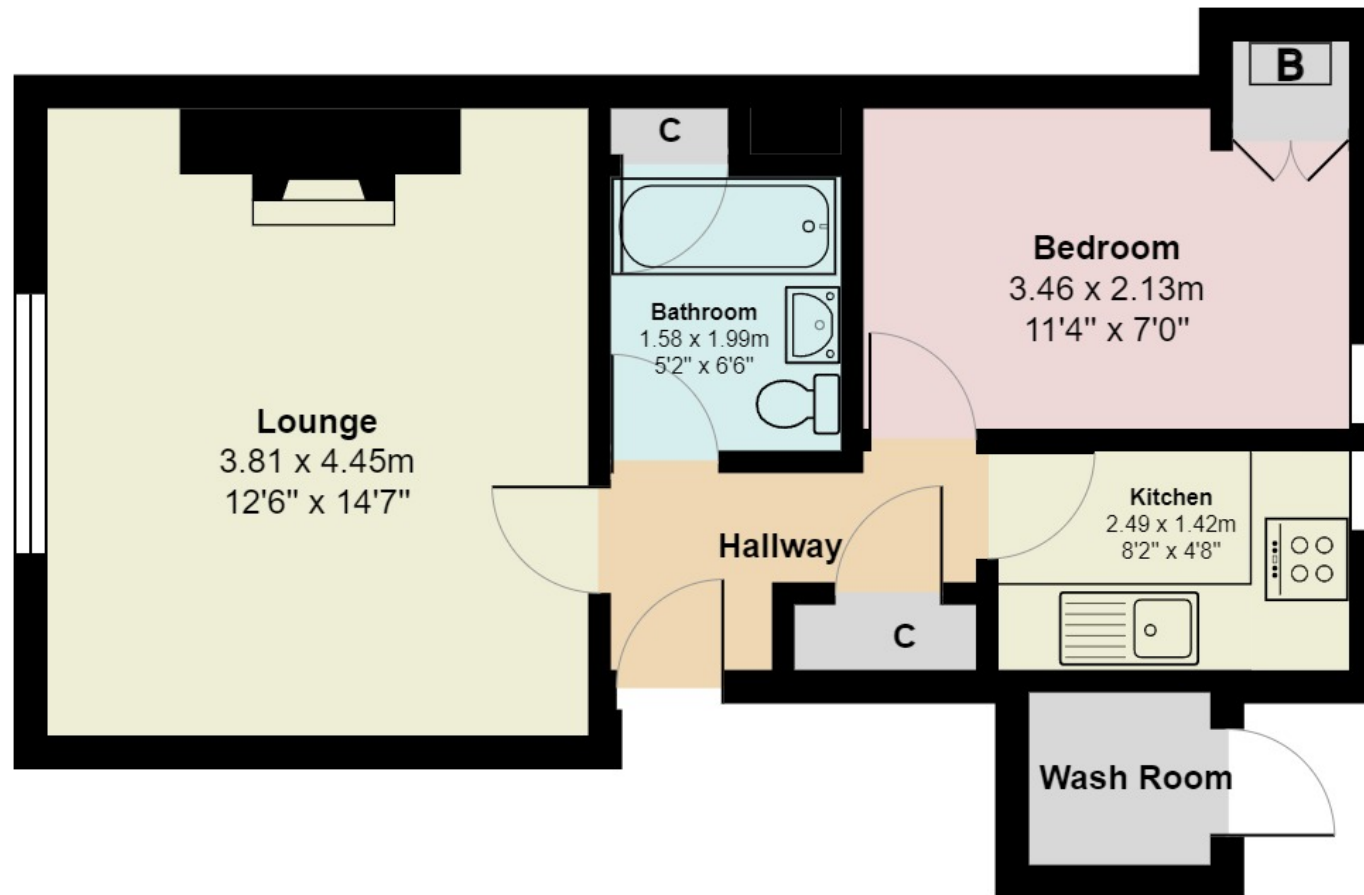
Exterior



Rear garden

Floorplan

21a Wallfield Crescent



Directions

Travelling west along Union Street turn right onto Rose Street, proceed through two sets of traffic lights and at the third set turn left onto Rosemount Place. Wallfield Crescent is situated the first opening on the left hand side, but as this is a one way street and if you are travelling by car you will have to take the next left onto Wallfield Place and follow the road back round onto Wallfield Crescent.

Location

Wallfield Crescent is located in the popular Rosemount area of the city. Within easy walking distance of HM Theatre, public library, Union Terrace Gardens, and the city centre with all its amenities. Rosemount itself boasts an excellent variety of specialist shops, coffee shops, and public parks. Ideally located for access to Aberdeen Royal Infirmary and Cornhill Hospital, most other areas of the city can be easily reached via a public transport service.

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.