



41 Wallfield Crescent,
Aberdeen, AB25 2LB

**ledingham
chalmers**
estate agency



Lounge (Virtually staged image)



Lounge

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Lounge

Deceptively spacious one bedroom top floor flat, with kitchen diner

- Well positioned, in the heart of Rosemount
- Freshly painted throughout
- Lounge enjoys a front aspect and feature fire
- Spacious kitchen diner with far reaching views
- Double bedroom with wardrobes included in the sale
- Well maintained communal areas



One bed.



One bathroom.



One public room.

We are delighted to bring to the market this spacious top floor one bedroom flat forming part of a traditional granite block in a popular city centre location, which has recently been refurbished with new flooring and fresh paint work.

With ready to move into fresh neutral decor, kitchen diner and sizeable accommodation throughout, this flat really is a perfect first time buy for someone looking to be in the heart of the city centre and within easy access to the delightful shops and cafes that the Rosemount area has to offer.

The well kept communal areas of this traditional tenement, is instantly noticeable from the street with the installation of a modern intercom system. The communal hallway is also well maintained. The flat is located on the top floor and on the half landing there is a storage cupboard which is shared with only one other property. A loft space can be accessed via a concealed ladder on the landing, with exclusive use of the loft space by the two top floor flats. It is worth noting the property's boiler is located in the loft.

Upon entering the flat, the decor is light and fresh with an immediate sense of space. The generous lounge is front facing and boasts a large window with carpeting and fresh white walls completing the look. There is ample room for free standing furniture as desired, with a feature fire adding a focal point to the room.

The spacious dining kitchen, is a real selling point of this flat, and is fitted with a good range of light wood effect wall and base mounted units with contrasting black work. Appliances include a hob, electric double oven, washing machine and fridge/freezer. There is ample space for a dining table and chairs, while a window above the sink boasts city views.



Kitchen



Kitchen

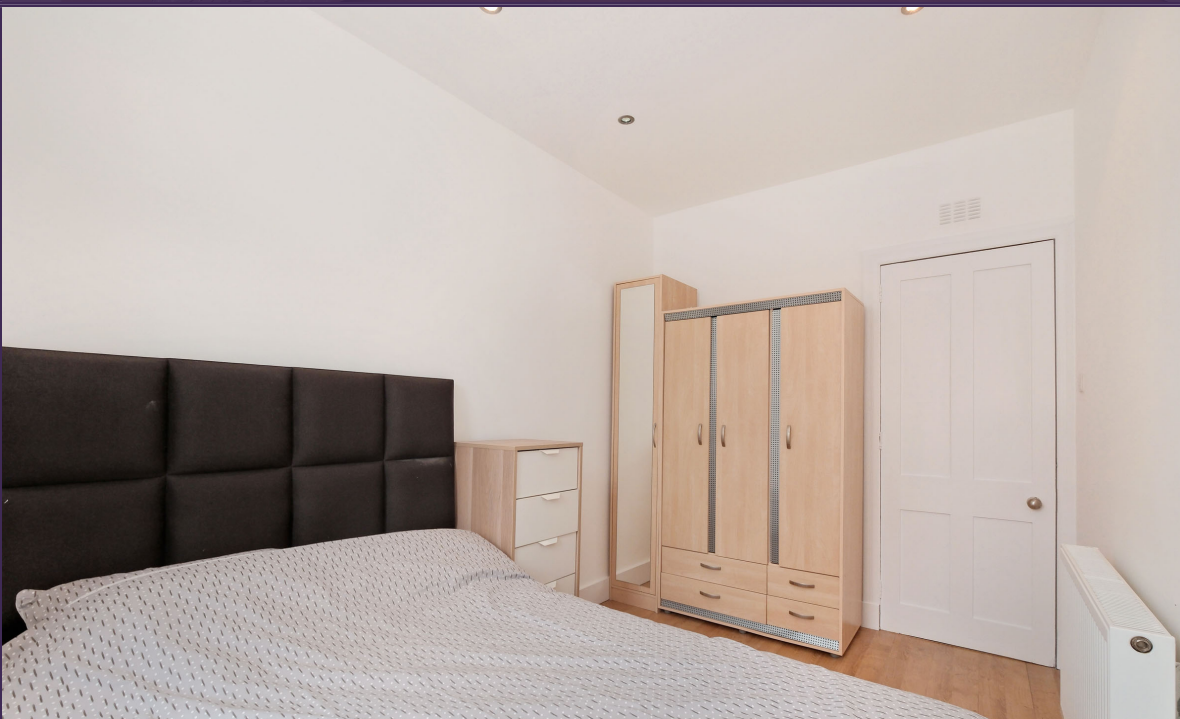


Bedroom

The generous double bedroom is located to the front of the property and enjoys quality carpeting with crisp white walls. The room is large enough for multiple items of furniture, with the wardrobes being included as part of the sale.

Completing the accommodation is the bathroom with a white three piece suite, white WC, chrome towel rail and bath with shower overhead.

Outside, there is a well maintained rear garden which has a secluded south east facing aspect. There is a cellar which is exclusive to the property.



Bedroom

Accommodation

Lounge	12'3" x 12'6"	3.73m x 3.81m
Kitchen	12'8" x 11'5"	3.86m x 3.48m
Bedroom	12'3" x 7'9"	3.73m x 2.36m
Bathroom	5'6" x 7'5"	1.68m x 2.26m



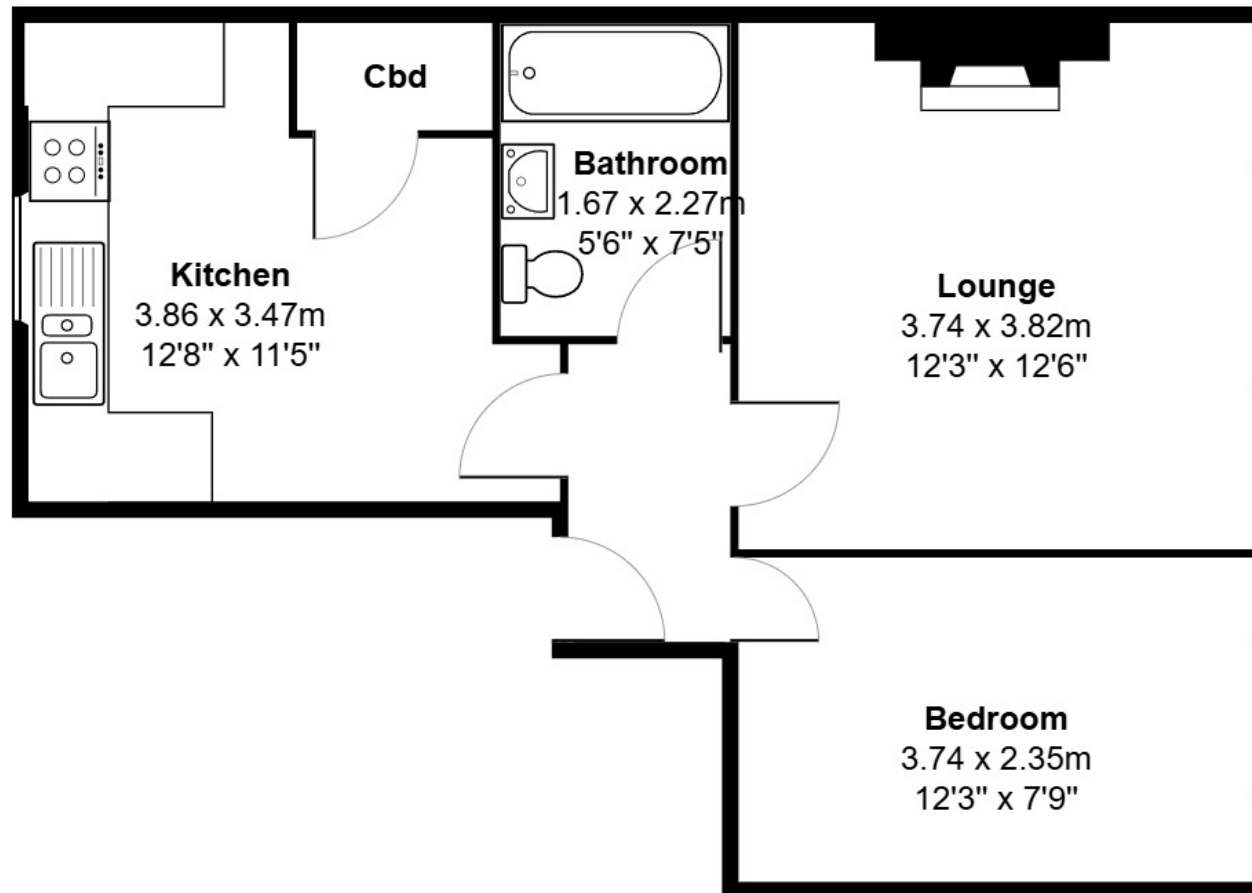
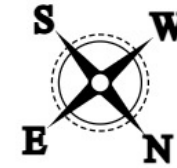
Bathroom



Communal garden

Floorplan

41 Wallfield Crescent



Directions

From the West End of Union Street turn right onto Rose Street and continue over the traffic lights on to Esslemont Avenue. Take the first left on to Whitehall Place and second right onto Craigie Loanings. Wallfield Crescent is the second opening on the right.

Location

Wallfield Crescent is a popular location which is well served by a wide range of speciality shops and by public transport facilities. The location offers easy accessibility to most parts of Aberdeen City by a variety of arterial routes and the City Centre with its pubs, clubs, restaurants and leisure facilities within relatively easy walking distance. Foresterhill Hospital is also located nearby, as are the Westburn and Victoria Parks with the many sporting and recreational attractions.

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.

Arrange a viewing

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