



35, GFR Wallfield Place
Aberdeen AB25 2JQ

Offers over **£60,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**35, GFR Wallfield Place
Aberdeen AB25 2JQ**

**One bedroom, ground floor flat in prime city
centre location**

- Ideal first purchase or buy to let investment
- Bright and spacious, front facing Lounge
- Well equipped Kitchen
- Double Bedroom with built-in storage
- Shared rear Garden
- Fantastic, city centre location



One bed.



One bathroom.



One public room.

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

The block is entered by a security entry system which provides access to the communal hallway. Upon entering the property you are greeted by a hallway which provides access to all the property's accommodation.

The spacious lounge is located to the front of the property and features a sizeable window flooding the room with natural light. Fantastic period features have been well maintained with a feature fireplace providing a great focal point of the room. A storage cupboard and storage alcove either side of the fireplace creates some good additional storage.

The kitchen is to the rear of the property and has been fitted with a range of base and wall units providing ample storage and worktop space. Please note all appliances will be included within the sale.

Also with a quiet rear aspect is the double bedroom featuring carpeted flooring and storage cupboard.

The bathroom completes the accommodation and is fitted with three piece suite including a shower over the bath.

Outside, there is a fully enclosed shared garden to rear.

Parking is available on the street and permits can be obtained from Aberdeen Council.



Bedroom

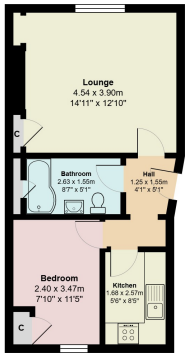


Bathroom

Accommodation and plans

Lounge	14'11" x 12'10"	4.55m x 3.91m
Kitchen	5'6" x 8'5"	1.68m x 2.57m
Bedroom	7'10" x 11'5"	2.39m x 3.48m
Bathroom	8'7" x 5'1"	2.62m x 1.55m
Hall	4'1" x 5'1"	1.24m x 1.55m

35 Wallfield Place GFR



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.

Location

Wallfield Place 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

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

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.