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61 ESSLEMONT AVENUE, ABERDEEN, AB25 1SS



**Top Floor One Bedroomed Flat in Great  
Central Location**

OFFERS OVER  
**£57,000**

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## Top Floor One Bedroomed Flat in Great Central Location

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### Accommodation Overview

**Communal Hallway, Hall, Lounge, Kitchen, Double Bedroom and Bathroom.**

Enjoying a pleasant location in the enduringly popular Rosemount area of the city, this top floor one bedroomed flat has been recently redecorated presenting an ideal opportunity for a first time buyer or investor to acquire a ready to move into property in an ideal location. With independent shops, cafes and public parks on its doorstep, the property benefits from electric heating, double glazing and fresh neutral decoration throughout. Forming part of a traditional granite building, the communal areas are neat and tidy and are protected by a secure entry system. Upon entering, the hallway leads onto the light and airy lounge located to the front of the property. The kitchen overlooks the rear with a pleasant open aspect. There is an attractive double bedroom and a smart bathroom with shower over the bath completes the accommodation. A shared rear garden is located to the rear. An excellent city centre location for a first time buyer. Viewing is recommended.



## Communal Hall

The communal hallways are neat and tidy and maintained under a secure entry system.

## Hall

Freshly decorated in simple white tones with vinyl grey wood effect flooring, the hallway leads onto the accommodation. There is a deep storage cupboard located in the hallway.

## Lounge

**4.00m x 3.55m (13'1" x 11'6") approx.**

Lovely light and airy lounge with two large windows to the front drawing in a great deal of natural light. The room is finished in crisp white tones with newly laid co-ordinating carpeting.

## Kitchen

**2.00m x 1.36m (6'5" x 4'4") approx.**

The bright kitchen enjoys a pleasant open aspect to the rear and is fitted with a range of white wall and base units topped with wood style work surface incorporating a stainless steel sink. Appliances include a free standing electric cooker, fridge/freezer and washing machine.



## Bedroom

**2.91m x 2.35m (9'5" x 7'7") approx.**

The double bedroom is located to the rear and is finished in crisp white with coordinating carpeting with a pleasant outlook.

## Bathroom

**2.00m x 1.55m (6'5" x 5'0") approx.**

The modern bathroom is fitted with a three piece white suite comprising w.c. and pedestal wash hand basin with a wall mounted cabinet, a bath with a showering area with electric shower attachment and curved glass screen and aqua panelling. Finished with vinyl flooring, chrome heated towel rail and Xpelair.

## Outside

A shared rear garden is located to the rear.



## 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.

## Notes

Electric heating. Double glazing. EPC=F. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains, blinds and appliances.





## Viewing

Please telephone 07833 664006 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/CM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

**For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400**

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