



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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Ground Floor Right, 23 Wallfield Place

ABERDEEN, AB25 2JR

# 23 WALLFIELD PLACE

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Situated in a sought after location in Rosemount in a very popular residential area North West of the city centre and close to many arterial routes and accordingly most parts of the city are easily accessible. Locally you are well served by excellent schools, specialist and convenience stores and shops. The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities. The area is well served by local public transport facilities, with the city offering further excellent Bus & Rail Service and National & International flights being provided from Dyce Airport. The main East coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Foresterhill Hospital complex easily accessible along with a wide range of Offices in the West End of the City and the Westburn and Victoria Parks.

Situated within a traditional Granite tenement 23 Wallfield Place is located in the desirable Rosemount area of Aberdeen and is presented to the market in a walk in condition, this ground floor, one bedroom property has recently been redecorated in fresh colourfull tones with the current owner continually upgrading during there tenure.

The property is protected by a security entry system leading to the entrance hall and well kept traditional communal stairway. With its generous sized accommodation full double glazing and gas

central throughout and its fantastic central location this property is a must view, would be a superb first-time purchase and a fantastic buy-to-let investment. Early viewing is highly recommended.

The property comprises of internal hallway leading to all other rooms, well-proportioned lounge, and galley kitchen, spacious shower room and utility cupboard. In addition, you have ample storage throughout the property.





Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Kitchen	2.30m (7'7") x 1.40m (4'7")
Bedroom 1	3.30m (10'10") x 2.30m (7'6")
Bathroom	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 37m<sup>2</sup> | EPC Rating: D



Image credit: <https://www.thomsonreuters.co.uk/company/>



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