



TOP FLOOR APARTMENT

27 NORTHFIELD PLACE
ABERDEEN, AB25 1SA

HALL
LOUNGE
FITTED KITCHEN
DOUBLE BEDROOM
SHOWER ROOM
GCH/DG
ATTIC
SHARED REAR GARDEN
ON-STREET PERMIT PARKING



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£75,000

We are pleased to offer for sale this attractive, one bedroom apartment which is located on the top floor of a very well maintained, traditional granite building which occupies a corner position on Northfield Place. Enjoying a particularly light and airy ambience throughout with front, side and rear facing windows flooding the home with an abundance of natural light with appealing rooftop views of the surrounding neighbourhood. The extensively floored, insulated and lit attic space is exclusive to the apartment and accessed from the hall via a hatch with pull down ramsay ladder.

Recently freshly decorated in a neutral colour palette throughout enhanced by white panelled interior doors, pine door facings and skirting boards, benefits include a gas fired central heating system with efficient 'Worcester' combi boiler, large uPVC double glazed windows, a door entry system, regulation compliant smoke and heat detectors, and a 'City Fibre' broadband facility. Elements of the roof were attended to during very recent repairs. A central L-shaped hallway with high level meters and a wall mounted storage cabinet provides access to all rooms. The light filled lounge is South facing and enjoys comfortable proportions. Curtains on a wooden pole adorn the window, bespoke display shelving is fitted to the wall, the floor is carpeted, and lighting is by a flush glass ceiling light. Located to the rear of the home is the galley-style kitchen which is fitted with a comprehensive range of white coloured base and wall mounted cabinets, complemented by co-ordinating splashback tiling, and grey coloured work surfaces, incorporating an informal dining space. Appliances to remain include an electric cooker with ceramic hob and double oven/grill; washing machine; dishwasher; and upright fridge/freezer. There is also an integrated extractor hood above the cooker, and traditional pulley-style clothes dryer. The delightful bedroom affords ample floor space to accommodate a range of free-standing furniture and features a charming arched window with far-reaching open aspect to the side of the property. Completing the accommodation is the attractive shower room which is fitted with white sanitary ware, comprising: wc; wash hand basin on pedestal; and glazed shower enclosure with wet-wall panelling, mains shower, and folding door. Ceramic tiling to the floor and to dado height on the wall, two chrome towel rails, glass display shelf above the wash basin, and a wall mounted medicine cabinet complete the look. Ample power sockets throughout the apartment.

Representing an ideal choice for a first time buyer or buy-to-let investor seeking a "ready-to-move-in" home, all floor coverings, window dressing, light fittings and kitchen appliances are included in the sale, and interior viewing is strongly recommended.

LOCATION

Northfield Place is located on the edge of the popular Rosemount area of the City, which is a bustling and vibrant thoroughfare conveniently located within a short walk of HM Theatre, Central Library, Aberdeen Art Gallery, Union Terrace Gardens and the City Centre, with its wide range of amenities. Rosemount itself boasts an excellent variety of independent shops, convenience stores, a Sainsbury supermarket, coffee shops, reputable restaurants, take-away outlets and the picturesque open spaces at Westburn and Victoria 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.

ENTRANCE HALL

LOUNGE

4.47m x 3.61m (14'8" x 11'10") approx

FITTED KITCHEN

4.16m x 1.85m (13'8" x 6'1") approx

DOUBLE BEDROOM

3.43m x 3.02m (11'3" x 9'11") approx

SHOWER ROOM

OUTSIDE

The very well maintained communal hallway is fully carpeted with automatic lighting, painted wood linings to dado height, windows on the half landings, and an ornate metal spindle balustrade with oak handrail to the staircase. Shared store on the half landing with light. Outside to the rear there is a shared walled garden laid in grass with exclusive brick-built cellar with recently replaced door. There is ample on-street residents' permit parking at the front.

DIRECTIONS

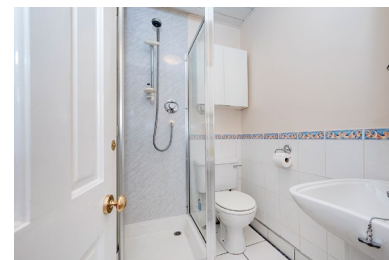
From Union Street turn onto Rose Street and travel to the end, crossing over the traffic lights onto Esslemont Avenue. Turn first right into Northfield Place where number 27 is located on the left hand side of the road.

VIEWING

Contact Selling Agents

Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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