

Wallfield Crescent, Aberdeen, Aberdeen, Aberdeen, AB25 2LB

£550 Per Month

Council Tax Band: A



DELIGHTFUL CITY CENTRE one bedroom ground floor flat within a traditional tenement building, comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, double bedroom and bathroom with 3 piece suite and shower over bath. Double glazing, electric heating and on street parking.

Wallfield Crescent is located in the popular Rosemount area of the city. Rosemount itself boasts an excellent variety of specialist shops, coffee shops, and public parks. The location is ideally located for access to Aberdeen Royal Infirmary and Cornhill Hospitals. A wide range of Offices in the West End of the City, the Westburn and Victoria Parks with their many sporting and recreational attractions are located nearby. Most parts of Aberdeen City are readily accessible by a variety of arterial routes and the City Centre with its clubs, restaurants and leisure facilities is within relatively easy walking distance including HM Theatre, public library and Union Terrace Gardens. Good road links provide easy access to all parts of the city and the area is also well served by public transport facilities.

No pets.

Council Tax Band A

Letting Agent Registration Number LARN1903067
Landlord Registration Number 1610238/100/24062



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	