

**20 Elmbank Terrace,
Aberdeen, AB24 3PE**

**Price Over
£75,000**

ASPC ref : 365743

 1  1  1 43 m² EPC **F** Council Tax Band **A**



Arrange a viewing

 **07925 408298**

 **01224-632500**

(Ledingham Chalmers LLP)

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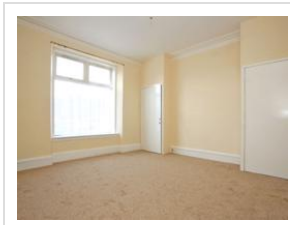
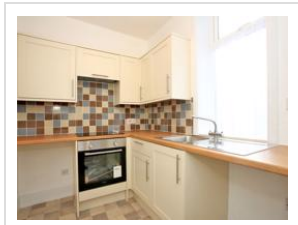
Johnstone House, 52-54 Rose Street (Sales)
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Property features:



Forming part of a well maintained, traditional granite tenement, we bring to the market for sale this **one bedroom ground floor flat**. Having been newly refurbished by the current owner, the property features a new kitchen, bathroom, decor and floor coverings throughout, creating a home which is in walk-in condition. It also worth noting that the roof has recently undergone major repairs for which evidence can be provided.

The clean and tidy communal hallway gives access into the flat itself, with the internal hall giving way to a generous rear facing lounge have an alcove recess fitted with shelving and a low level cupboard. From the lounge, the brand new kitchen features a range of wall, base and drawer units finished in a matt cream design, with roll front work surfaces and attractive tiled splashback. Fitted within the units is the electric oven and hob with further space and plumbing available for a free-standing washing machine and fridge/freezer.

To the front of the home is the spacious double bedroom which is naturally bright and benefits from two built in storage cupboards as well as offering ample space for a range of further free-standing furniture. Completing the accommodation is the fresh bathroom which

features a three piece white suite with electric shower over the bath, finished with vinyl flooring and built in storage.

Outside, the particularly well maintained communal garden to the rear is primarily laid with lawn, finished with planted borders and a shared outhouse.

ACCOMMODATION

Lounge 12'4" x 11'7" (3.76m x 3.53m) approx.

Kitchen 9'5" x 6'4" (2.87m x 1.93m) approx.

Bedroom 13'5" x 13'2" (4.09m x 4.01m) approx.

Bathroom 6'7" x 4'5" (2.01m x 1.35m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Electric Storage Heating

Double Glazing

EPC Band F

Directions From Aberdeen City Centre travel along George Street until reaching the traffic lights at Bedford Road and turn right here and immediately turn right into Elmbank Terrace. The property is located along on the left hand side.

Location Elmbank Terrace, located just off Bedford Road, is ideally placed for easy access to the city centre and is also well served by a wide variety of shops and local amenities. Regular public transport to other parts of the city and further afield can also be accessed nearby. The property is also ideal for those attending the University of Aberdeen or Aberdeen College.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/365743/20-Elmbank-Terrace/Aberdeen/>

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