




McEwan Fraser Legal
Solicitors & Estate Agents
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3 Elmfield Terrace

ABERDEEN, AB24 3NY

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Elmfield Terrace is located to the north of Aberdeen within a desirable residential area and is just minutes from the stunning recently completed sports village and Olympic swimming pool.

You are also just a few minutes from the heart of the city centre which provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights 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 Aberdeen College nearby. The fantastic beach and the Beach Boulevard are within walking distance.

An excellent opportunity has arisen to acquire this three-bedroom semi-detached house, making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation is in great decorative order, while briefly comprising;

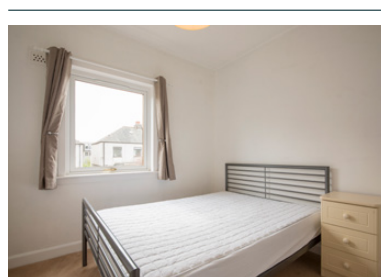
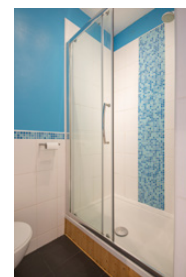
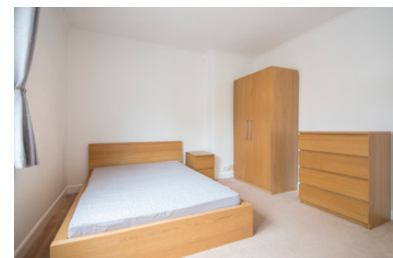
Ground Floor: entrance hallway, main shower room, living room, kitchen/diner, which benefits from an integrated four-ring gas hob, extractor hood, oven, microwave and access to the rear garden through the back door.

First Floor: landing, spacious master bedroom with en-suite and two further double bedrooms.

This property also benefits from full double glazing, a secure private garden to the rear and front of the property and a driveway to the side with a single garage. There is also more than adequate free on-street parking to accommodate for visitors.



“ . . . LOCATED TO THE NORTH OF ABERDEEN WITHIN A DESIRABLE RESIDENTIAL AREA . . . ”



SPECIFICATIONS

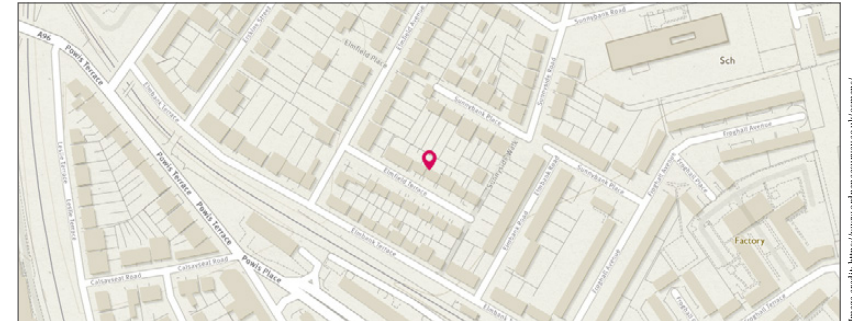


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.40m (11'2")
Kitchen	3.50m (11'6") x 2.50m (8'2")
Bedroom 1	4.20m (13'9") x 3.50m (11'6")
En-suite	2.70m (8'10") x 1.20m (3'11")
Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Shower Room	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²): 79m² | EPC Rating: D

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds.
Other items may be made negotiable.



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Part
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Text and description
JAY MURRAY-PATEL
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer

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