




McEwan Fraser Legal

Solicitors & Estate Agents

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19 Elmfield Avenue

ABERDEEN, ABERDEENSHIRE, AB24 3NU

Aberdeen

ABERDEENSHIRE, AB24 3NU

Elmfield Avenue is located to the north of Aberdeen, within a desirable residential area, and is just minutes from the 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 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.



19

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Occupying a preferred ground floor position, within this end-terraced, two storey and attic building in a popular location, is this three-bedroom flat. The property has been designed to maximise the natural available light, and as one would expect, room dimensions are generous (104 sq. m.) and the accommodation has been arranged to offer both flexibility and a high level of individuality.

On entering from the vestibule, you walk into a welcoming hallway. Immediately impressive lounge/diner, with a picture window, which floods the room with light and provides a fantastic focal point. Access can be gained from the kitchen, which includes a range of floor and wall mounted units, with a complementary worktop. It further benefits from an integrated oven, hob and extractor hood and further space for a washing machine and compact fridge. A door opens from here to outside.

There are three, well-appointed bedrooms and all have ample space for additional free-standing furniture, if required. The master bedroom to the front aspect with feature bay window, could also be used as a second reception

room, if desired. A family bathroom completes the accommodation.

The flat also benefits from gas central heating to radiators and double glazing (casement type) for additional peace of mind and comfort.

We understand the front garden is allocated to the subject property (We are unable to confirm this and would suggest legal advice is sought to clarify the extent of the boundaries and ownership). Externally, there is a well-tended communal garden to the rear. Within the rear garden there is a row of brick/slate sheds. We assume one pertains to the subject property (We are unable to confirm this and would suggest legal advice is sought to clarify the extent of the boundaries and ownership). On-street parking is available in the immediate vicinity.

DISCLAIMER

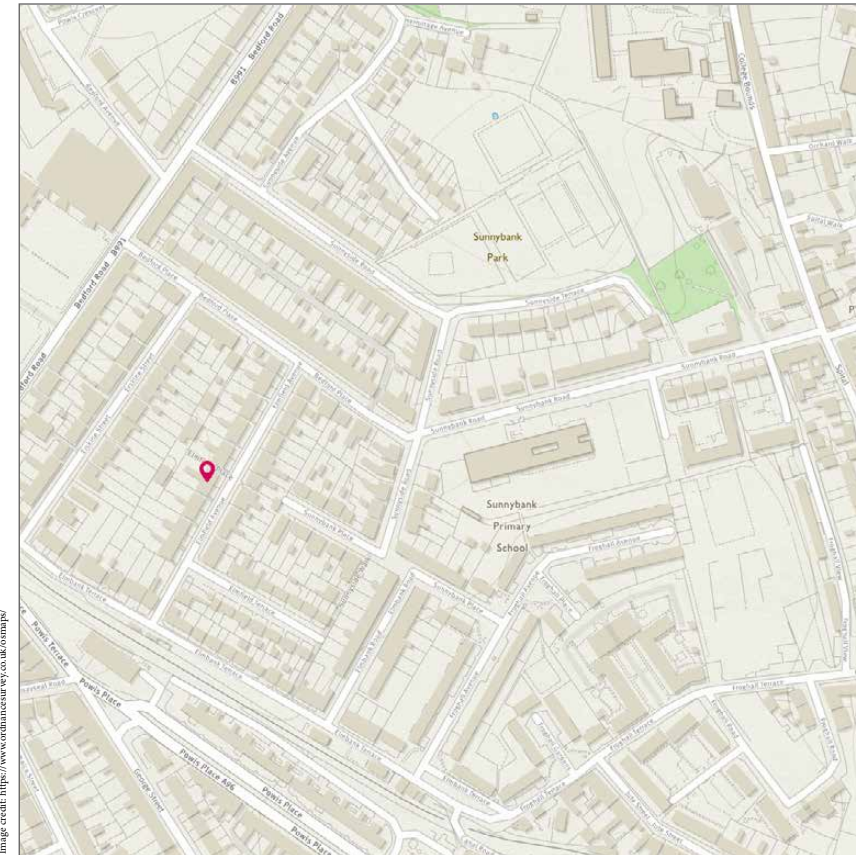
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/ Diner	5.10m (16'9") x 3.50m (11'6")
Kitchen	2.80m (9'2") x 1.90m (6'3")
Master Bedroom/ Second Reception	5.40m (17'9") x 4.20m (13'9")
Bedroom 2	4.60m (15'1") x 3.20m (10'6")
Bedroom 3	3.90m (12'10") x 3.60m (11'10")
Bathroom	3.90m (12'10") x 1.40m (4'7")

Gross internal floor area (m²): 104m² | EPC Rating: D

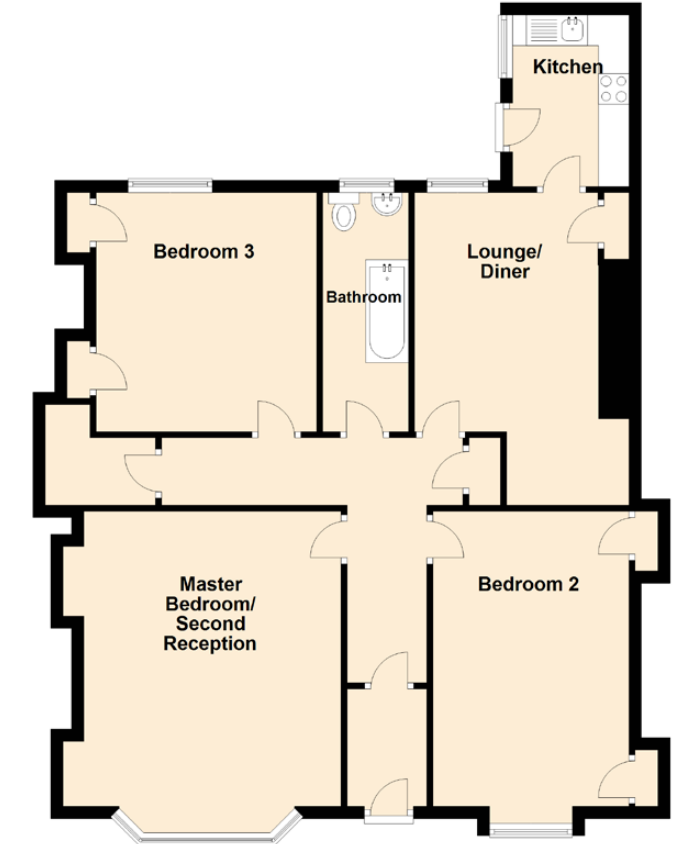


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**Part
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 Available**

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