



A brilliant 3 bedroom family home with a large extended open plan kitchen/diner area and two bathrooms



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McEwan Fraser Legal is delighted to present this three-bedroom house to the market. The property has a single-storey rear extension which has created a lovely open plan kitchen/diner space, perfect for entertaining with family and friends.

## THE LOUNGE



Inside, the property comprises of:

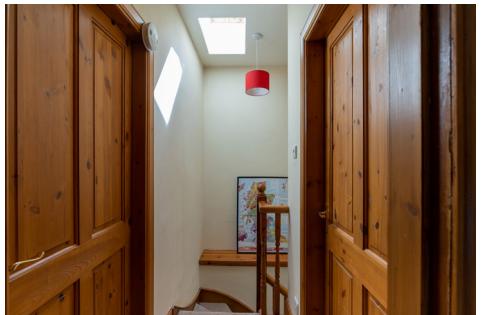
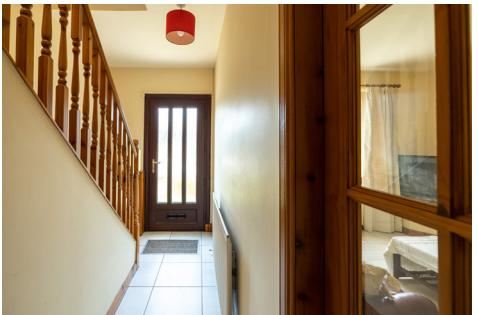
- Large extended kitchen with open plan dining room
- Spacious lounge area
- Three good size bedrooms
- Downstairs bathroom
- Upstairs shower room

# THE KITCHEN/DINER



# THE BATHROOM





# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

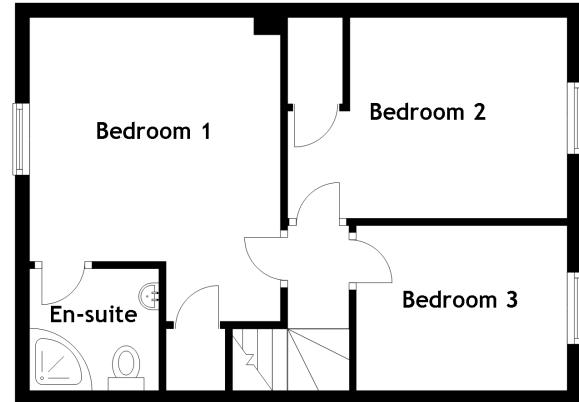
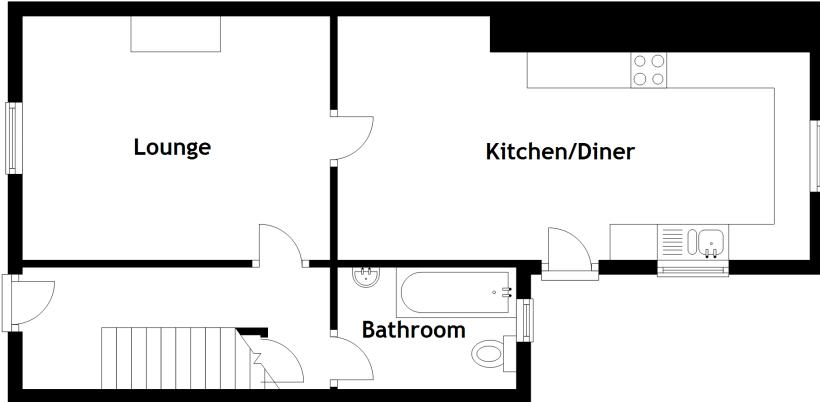


In addition, the property includes on-street parking and a low maintenance garden which is mainly made up of patio and decking, with a sizeable shed, ideal for storage. This is a rare opportunity to acquire a family home in a fantastic location.

## THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.40m (11'2")
Kitchen/Diner	6.60m (21'8") x 3.40m (11'2")
Bathroom	2.50m (8'2") x 1.60m (5'3")
Bedroom 1	4.20m (13'9") x 3.50m (11'6")

En-suite

Bedroom 2

Bedroom 3

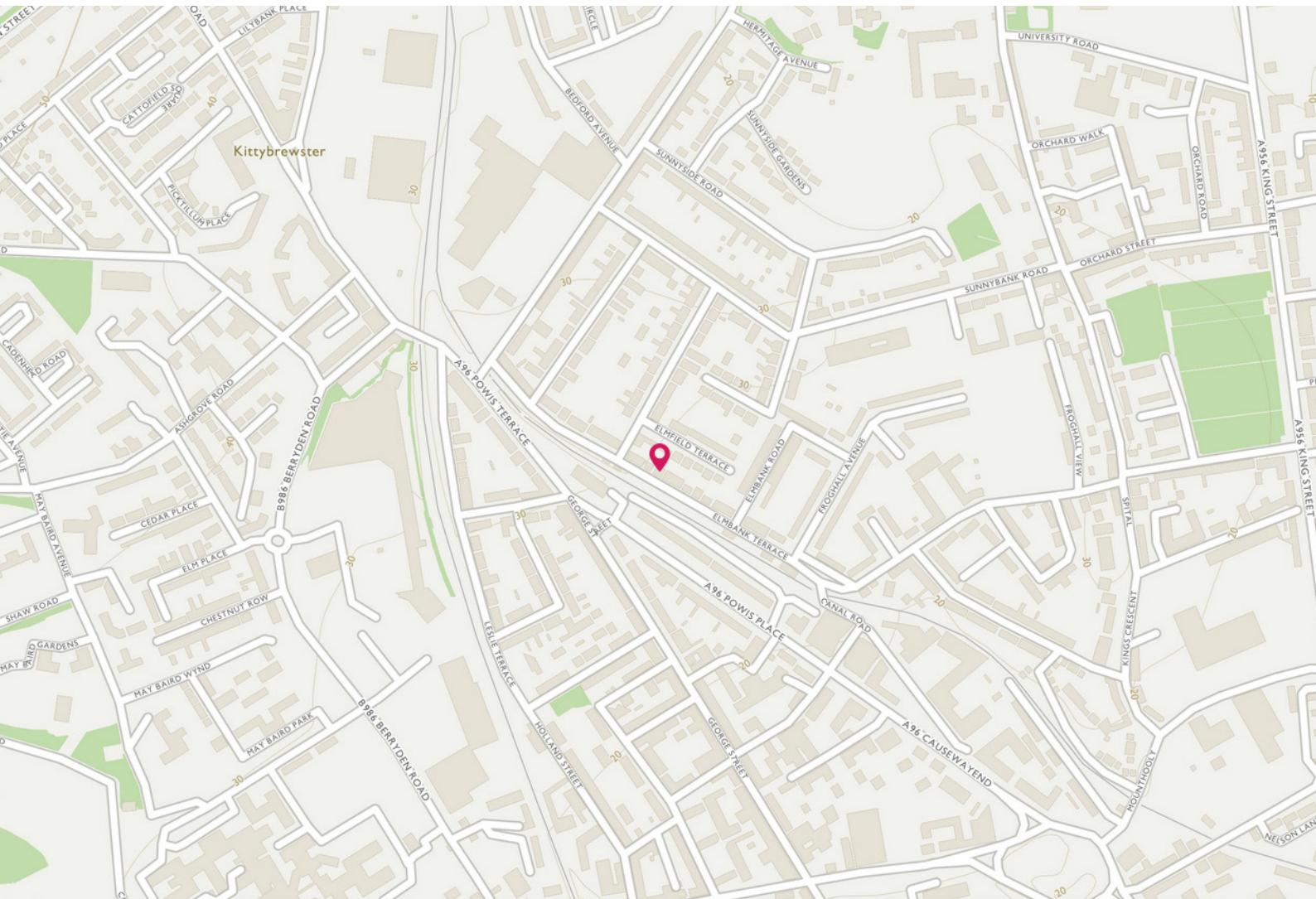
1.80m (5'11") x 1.70m (5'7")

3.90m (12'10") x 2.80m (9'2")

2.80m (9'2") x 2.60m (8'6")

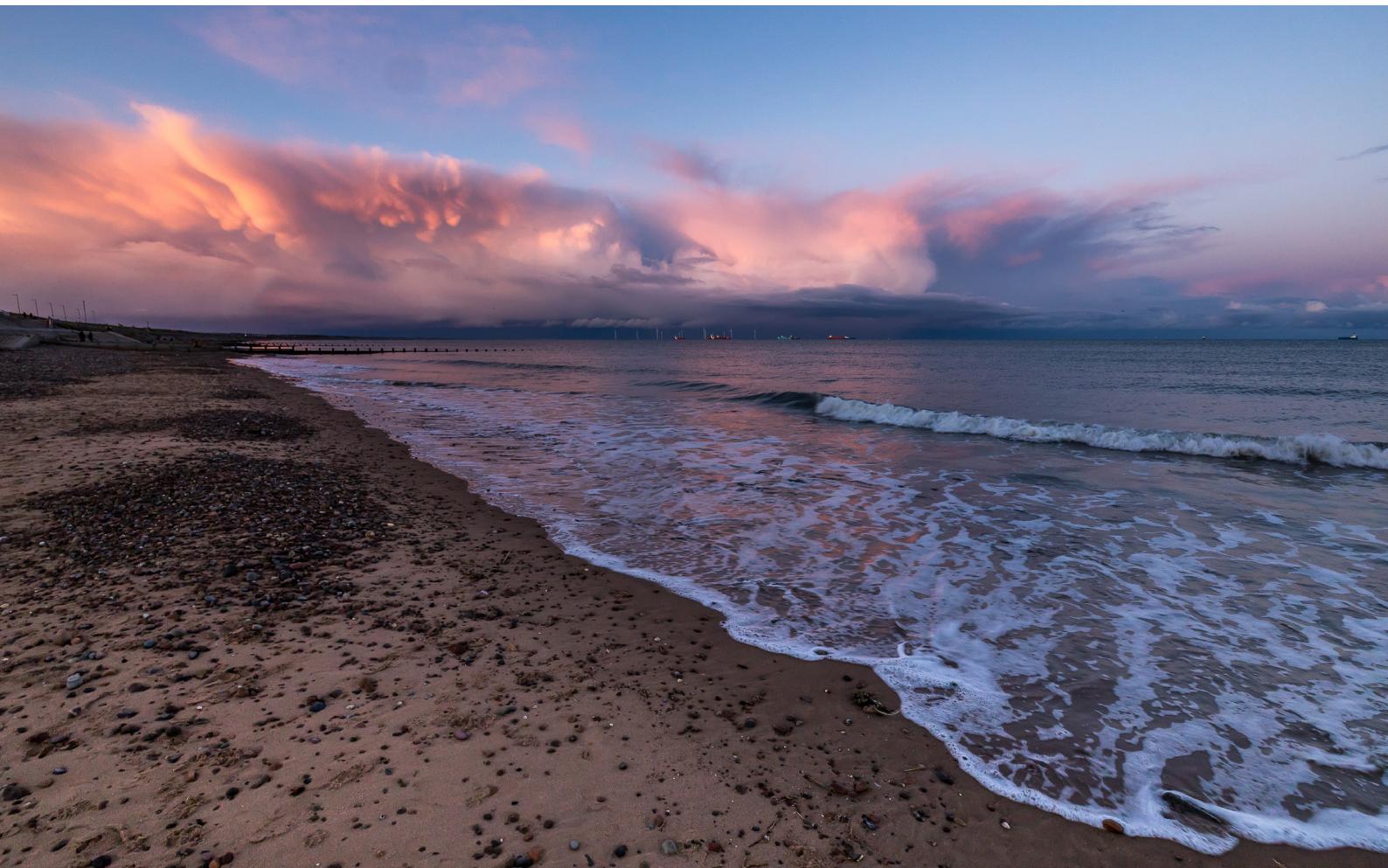
Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>

EPC Rating: D



# THE LOCATION

Elmbank Terrace is located to the north of Aberdeen, within a desirable residential area, and is just minutes from the sports village and Olympic swimming pool.





# McEwan Fraser Legal

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