



17 Elmfield Terrace | Aberdeen | AB24 3NY

Three Bedroom Semi Detached Dwellinghouse

Offers Over £180,000

We offer for sale this three bedroom semi detached dwellinghouse in an established and popular residential location with many local amenities nearby. The property offers spacious and well proportioned accommodation throughout with versatile space to suit a variety of purchasers whilst also being the ideal buy to let investment property with being in close proximity to Aberdeen University.

The accommodation firstly comprises of a large and bright lounge to the front of the property enjoying a pleasant outlook over the front garden.

The room offers space for a wide range of furniture and is focused around the electric fire place and provides access through to the kitchen.

The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surface space along with housing the current white goods such as the washing machine and fridge/freezer which are to be included within the sale. Leading on from the kitchen is the impressive sun room which offers a versatile space to be utilised as further lounge and/or dining space depending on the purchasers requirements and allowing access to the rear garden. To complete the accommodation on the ground floor is the bathroom fitted with a w.c., hand wash basin and shower over bath.

To the first floor, there are two very well proportioned double bedrooms both of which offer extensive fitted wardrobes and plentiful space for a variety of furniture. There is also a further double bedroom which is slightly smaller in size but still capable of providing space for various bedroom furniture

To the exterior there is a pleasant rear garden with patio area creating an easily maintained space with various mature shrubbery.

ACCOMMODATION

(Ground Floor)

Lounge

13'6" x 11'2" (4.12m x 3.4m) approx.

Kitchen

11'5" x 9'7" (3.48m x 2.92m) approx.

Sun Room

11'3" x 12'8" (3.43m x 3.86m) approx.

Bathroom

8'4" x 5'3" (2.54m x 1.6m) approx.

(First Floor)

Double Bedrom

8'8" x 9'3" (2.64m x 2.82m) approx.

Double Bedroom

13'2" x 7'8" (4.01m x 2.34m) approx.

Double Bedroom

12'6" x 11'5" (3.81m x 3.48m) approx.

Gas Central Heating

Double Glazing

Front and Rear Garden

EPC Band - D

The sale is to include all carpets, light fittings and white goods



Lounge



Kitchen



Conservatory



Bathroom



Double Bedroom



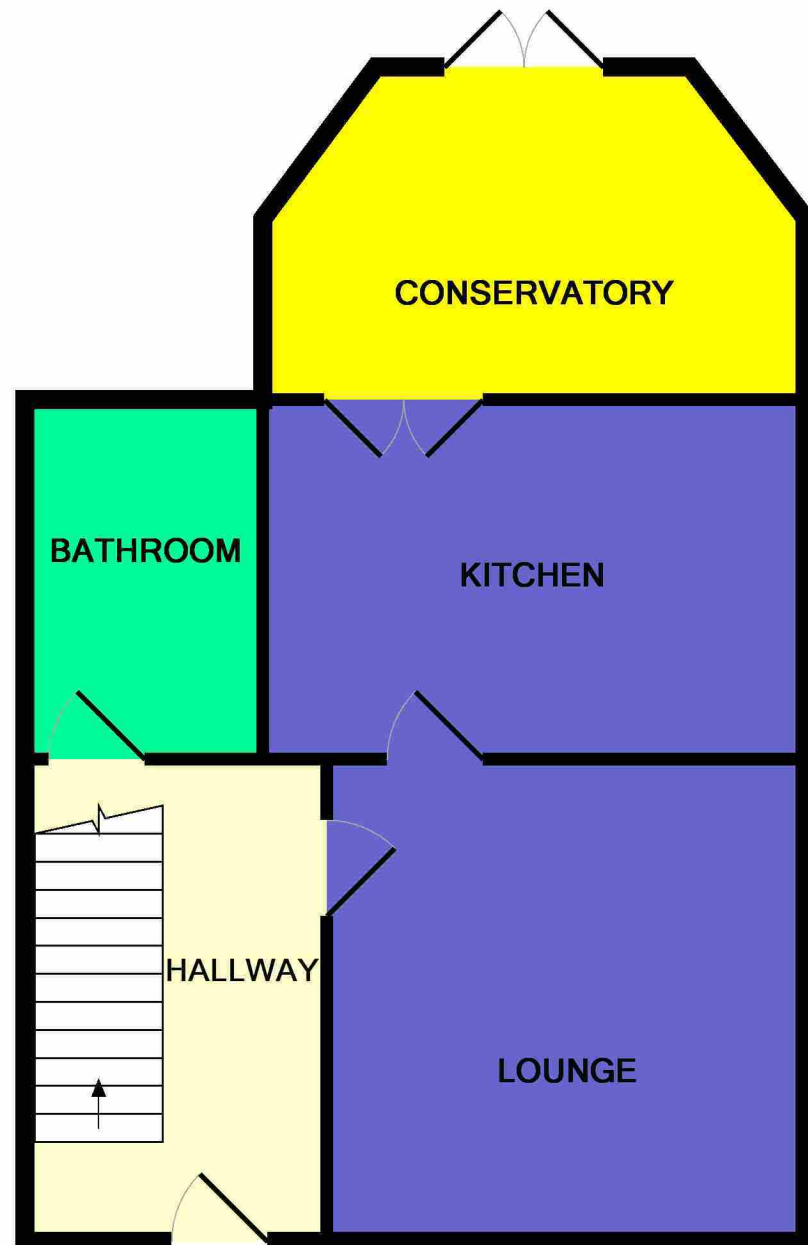
Double Bedroom



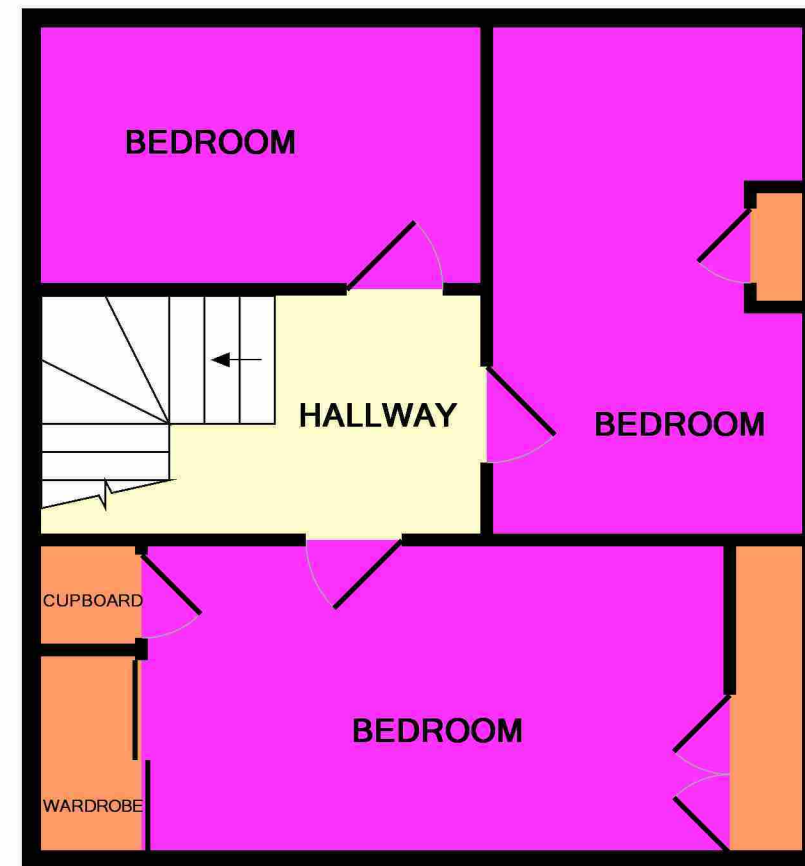
Double Bedroom



Garden



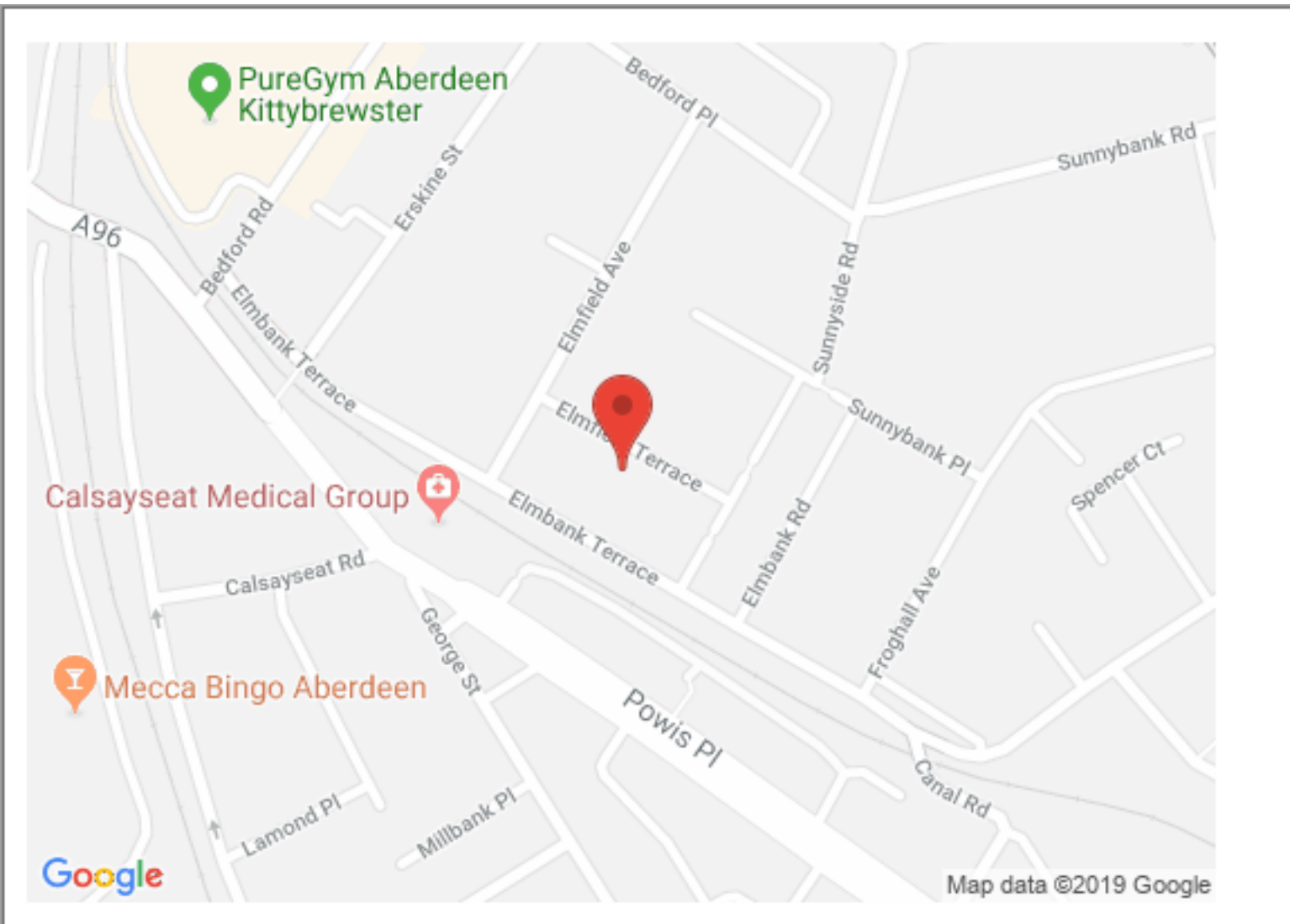
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



LOCATION: Elmfield Terrace is well situated and within exceptionally easy distance of Aberdeen University, it is also on the doorstep for a good range of retail complexes, the first one being at Kittybrewster and the other one being at Berryden where there is a large Sainsbury's supermarket. The area is well catered for by good public transport facilities and is within easy distance of Aberdeen city centre.

DIRECTIONS: Travelling from George Street proceed onto Powis Terrace and turn at the first set of traffic lights onto Bedford Road. Take an immediate right onto Elmbank Terrace and take the second left into Elmfield Avenue and first right takes you into Elmfield Terrace. Number three is situated to the far end.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.