



44 Elmbank Terrace,
Top Floor, Aberdeen, AB24 3NN

ledingham
chalmers
estate agency



Kitchen



Bedroom

44 Elmbank Terrace, Top Floor, Aberdeen, AB24 3NN

Two bedroom top floor flat in a traditional granite building

- Traditional granite building with period features
- Generously proportioned two bedroom top floor flat
- Fantastic location close to Aberdeen University
- New boiler with five years guarantee
- Well equipped Kitchen with appliances included
- Garden to rear and ample on street parking



Two beds.



One bathroom.



One public room.

Located in the heart of the city and just a short walk to Aberdeen University, we are delighted to offer for sale this exceptionally spacious two bedroom top floor flat which forms part of a traditional granite tenement.

The property retains a few original features and offers an ideal opportunity for first-time buyers or students seeking well-proportioned accommodation in a highly convenient location.

A welcoming hallway provides access to all accommodation and two useful built-in storage cupboards with shelving. A hatch provides access to the floored and insulated loft space which offers further excellent storage and is equipped with power, making this ideal for conversion.

The bright and airy lounge enjoys an outlook to the front of the property by the large bay window. The room is fitted with carpet and complimenting decor. There is plenty of room for dining furniture if desired.

The well equipped kitchen is located to the rear of the property and is particularly spacious, fitted with a range of base and wall units and co-ordinating work surfaces incorporating a range of appliances and stainless steel sink and drainer with tiled splashback behind. A large window provides a pleasant outlook over the garden.

There are two generously sized double bedrooms, both with ample space for a range of bedroom furniture. The bathroom completes the internal accommodation and is fitted with a shower over the bath set into aqua panel, WC, wash hand basin and tiled floors.

Externally, there is fantastic shared garden to the rear providing an excellent outdoor space to enjoy. There is on-street parking readily available to the front of the building.



Bedroom



Garden

Accommodation and plans

Lounge	13'5" x 15'3"	4.09m x 4.65m
Kitchen	9'6" x 14'10"	2.9m x 4.52m
Bathroom	4'11" x 9'10"	1.5m x 3m
Bedroom	15'3" x 12'6"	4.65m x 3.81m
Bedroom	13'8" x 12'1"	4.17m x 3.68m

Directions

To reach the property leave Union Street by King Street, turning left at the traffic lights into West North Street and continuing to the roundabout taking the third exit off into Causewayend, continue straight on at the next two sets of traffic lights and at the third set turn right into Bedford Road and right again into Elmbank Terrace.

Location

Elmbank Terrace enjoys a superb location within easy walking distance of Aberdeen University (just 5 minutes to the library), Aberdeen College, Foresterhill Hospital, and the city centre. Excellent public transport links are available nearby, along with local shops at Kittybrewster and Berryden, including a Sainsbury's Superstore. The George Street shopping area and other city attractions are also within close reach, making this a convenient base for both students and professionals alike.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

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 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.