



41 Mary Elmslie Court
Aberdeen AB24 5BS

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chalmers**
estate agency





Kitchen Diner



Dining area

Deceptively spacious two bedroom top floor flat with parking

- City centre location with easy travel routes
- Walk in condition with fresh decor
- Bright and airy feeling throughout
- Two double bedrooms, one with ensuite
- Exclusive gated parking, with one allocated space
- Gas central heating and double glazing



Two beds.



Two bathrooms.



One public room.

Enjoying a central yet quiet location, this stylishly presented two double bedroom top/second floor executive apartment forms part of the ever popular Mary Elmslie Court development which enjoys secure exclusive parking and a sunny aspect.

Truly ready to move into with the minimum of inconvenience, the property enjoys fresh neutral décor with co-ordinating floor coverings. The property would suit a variety of buyers, with investors being pleased to know that the EICR was conducted in 2024 with it having a validity of 5 years. There are also annual gas safety certificates, with the property being a successful rental property in recent years.

The well maintained communal areas are protected by a security entry system and maintained under a factoring contract.

Upon entering the property you are greeted by the bright and airy hallway which gives access to all of the accommodation and a built-in cupboard housing the hot water tank. There is also a hatch which gives access to the loft space above.

The stylish lounge is located to the front of the building, with enviable leafy views over the communal grounds. The room is of great proportions and would suit a variety of furniture layouts. Cream walls and wood effect flooring create a crisp modern look.

Accessed from the lounge, the well presented dining kitchen boasts a range of wood effect shaker style wall and base units with black work surface. The room is large enough for a dining table and chairs, with all of the integrated and free standing appliances being included as part of the sale.



Bedroom



Ensuite



Bedroom

The principal bedroom, is a tranquil haven to the rear and is decorated in neutral tones with dark blue/grey carpeting. The room has space for additional items of bedroom furniture and bi-fold mirrored wardrobe. The room is enhanced further by an ensuite shower room comprising shower enclosure, wc and hand wash basin.

The second bedroom is also a good sized double and boasts the same rear facing aspect and a deep built-in wardrobe with three mirrored doors.

The centrally set bathroom with shower handset over bath, wc, white vanity unit with inset sink and modern decor completes the accommodation of this appealing property.

Outside, the grounds and parking are protected by a secure barrier system and a locked security gate to the rear. There are multiple areas of lawn, mature flower beds and thoughtfully placed trees. There is also a communal bike shed for the use of residents.

Early viewing is genuinely recommended to appreciate the location and quality interior. The discerning buyer will not be disappointed.



Bathroom

Accommodation

Lounge	15'0" x 13'7"	4.57m x 4.14m
Kitchen	10'0" x 11'0"	3.05m x 3.35m
Bedroom	8'5" x 12'8"	2.57m x 3.86m
Bedroom	14'6" x 10'0"	4.42m x 3.05m
Ensuite	6'11" x 5'5"	2.11m x 1.65m
Bathroom	6'11" x 6'9"	2.11m x 2.06m



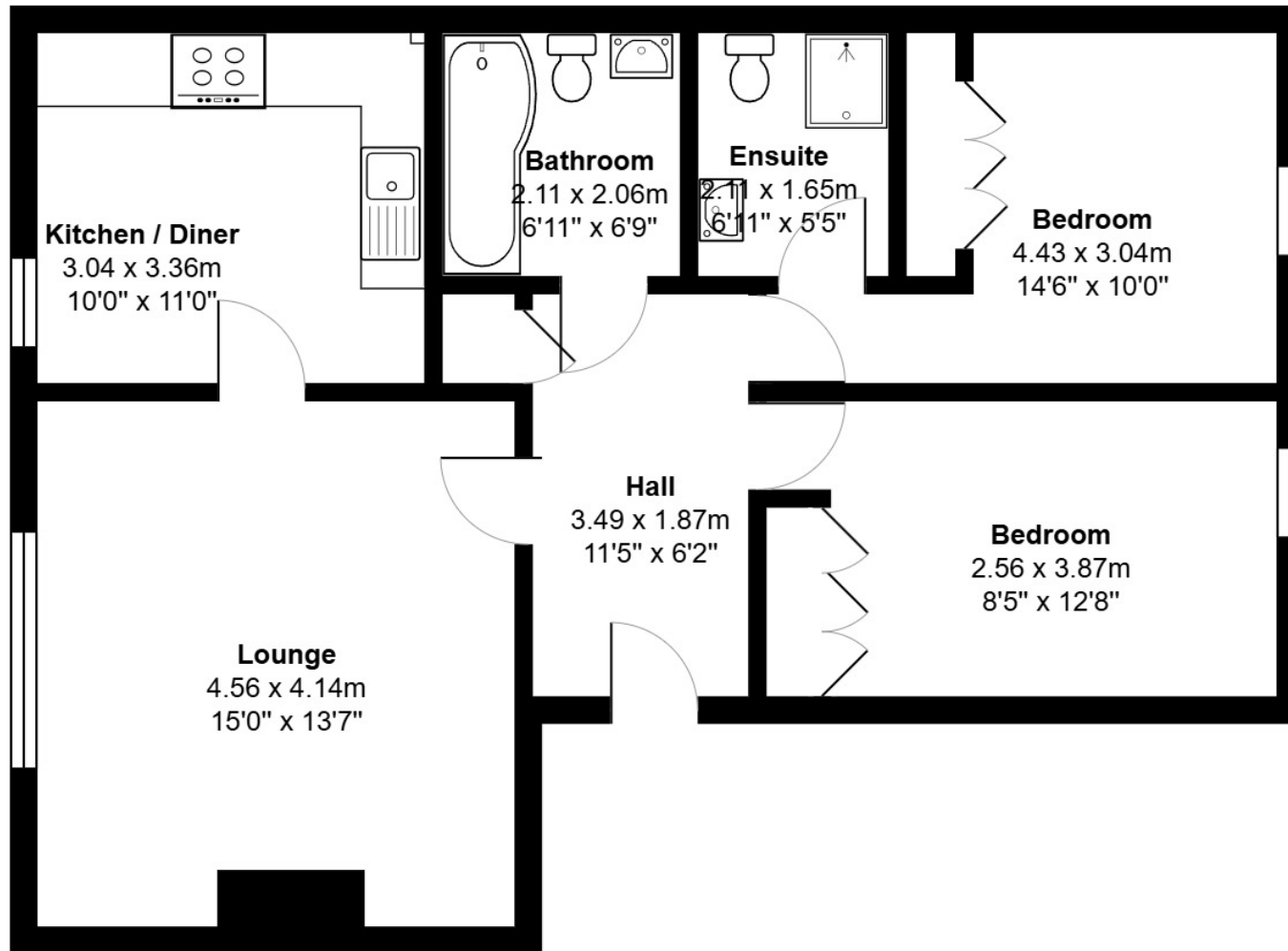
Views



Residents car park

Floorplan

41 Mary Emslie Court



Directions

Travelling east along Union Street continue onto King Street. Proceed a good distance along King Street and Mary Elmslie Court is situated on the right hand side.

Location

Mary Elmslie Court is situated off King Street, an excellent area for all city centre amenities. Within walking distance is Aberdeen Beach with its extensive range of recreational and leisure facilities. The area is catered for by good public transport making many parts of Aberdeen city easily accessible from this property. Students and academics will be please to know the property is also within walking distance of Aberdeen University and its campus, with bus routes to Robert Gordon University also close by.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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