

Raeburn Christie Clark & Wallace

for life & business

Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:
property@raeburns.co.uk

www.raeburns.co.uk

34 ELMFIELD TERRACE, ABERDEEN, AB24 3NY



**Traditional Granite Self Contained Two
Double Bedroomed Ground Floor Flat**

OFFERS OVER
£122,000

34 ELMFIELD TERRACE, ABERDEEN, AB24 3NY

Traditional Granite Self Contained Two Double Bedroomed Ground Floor Flat

OFFERS OVER £122,000

Accommodation Overview

Entrance Vestibule, Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms and Shower Room. Outdoor Store. Shared Garden.

In a quiet street set away from through traffic this traditional self contained two double bedroomed ground floor flat enjoys lovely garden grounds to the rear shared with only one other property. Benefitting from gas fired central heating and double glazing, the subjects offer versatile accommodation and are decorated in neutral tones complemented by wood laminate flooring. Upon entering from the vestibule the 'L' shaped hallway has built-in storage and gives access to a spacious lounge with feature fireplace which in turn gives access to the good sized kitchen which is comprehensively equipped with appliances and there is a door to the rear. Both double bedrooms are generously proportioned and the shower room completes the accommodation. Outside there is a locking cellar suitable for outdoor equipment and the garden is neat and well tended. Viewing recommended.



Entrance Vestibule

Entered from a part uPVC glazed door, there is a matwell giving access to the underfloor space. Coat hooks. Multi-pane door to:

Hall

3.87m x 3.48m (12'8" x 11'5") approx. at longest and widest

An inviting 'L' shaped hallway which has neutral décor and wood laminate flooring. Traditional painted panel doors give access to the accommodation. There is a good sized under stair cupboard providing storage.

Lounge/Dining Room

3.91m x 3.81m (12'9" x 12'5") approx.

With ample space for soft furnishings and for a small table and chairs, this is a lovely room which has a tall window enjoying a pleasant outlook over the garden grounds. An attractive focal point is the fireplace with wooden surround and inset living flame gas fire and this has two alcoves to either side, one has an opaque window to the gable, the other is shelved. Door to:



Kitchen

3.34m x 2.58m (10'11" x 8'5") approx.

Finished with a range of wood style wall and base units incorporating dark worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. The freestanding appliances will remain and these include a gas cooker with a concealed extractor hood above, a fridge, freezer, washing machine and dishwasher. A window affords natural light and a door gives access to the rear garden. The gas fired central heating boiler is concealed within one of the units.

Bedroom 1

5.14m x 4.69m (16'10" x 15'4") approx. into bay window

This double bedroom could alternatively be used as a lovely lounge if required. With traditional features including a high ceiling with plaster cornice and a bay window to the front, there are two alcoves. Neutral décor and wood laminate flooring.

Bedroom 2

4.06m x 3.97m (13'3" x 13'0") approx.

A tall window enjoys a pleasant outlook over the garden and this double bedroom again has neutral décor and wood laminate flooring. There is a traditional built-in 'Aberdeen Press'.



Shower Room

2.97m x 1.37m (9'9" x 4'6") approx.

With an opaque window to the gable and fitted with a pedestal wash hand basin and w.c. There is a shower unit with glazed doors, electric shower and the extensive tiling to the shower area continues to dado height throughout the room. Ceramic floor tiles. Shaver point.

Outside

Slightly elevated from the pavement there is a small area of exclusive garden laid with pebbles and mature plants. The rear garden is fully enclosed and bound by a high traditional wall. The main garden is laid to lawn with deep well stocked flower beds which are well maintained. There is a good sized store which locks and is suitable for bikes and outdoor equipment.

Location

Elmfield Terrace lies in a popular well established residential area to the north of the city centre. Kittybrewster and Berryden retail parks are within walking distance as is the city centre, and regular public transport is readily available to this and many parts of the city including the hospital complex at Foresterhill which is only a short distance away. There are nursery, primary and secondary schools in the area and the property is well placed for Aberdeen University.



Notes

Gas fired central heating. Double glazing. EPC=D. All fitted floor coverings, curtains, blinds, light fittings and freestanding kitchen appliances are included in the sale. Large items of furniture can be made available upon request.

Viewing

Please telephone the Selling Agents' Aberdeen office.

Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

www.raeburns.co.uk

Raeburn Christie Clark & Wallace
for life & business