



Virtual Furniture

Elmhill House, 14 Shaw Crescent,
Aberdeen, AB25 3BT

Offers Over £190,000
£10,000 below market value
(as at 27/08/2025)

peterkinssolicitors



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Elmhill House,
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AB25 3BT

Offers Over £190,000

- Executive Apartment on Two Floors
- Living/Dining Room on Semi-Open Plan
- Dining Kitchen with Integrated Appliances
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Bathroom with an Over Bath Shower
- Security Entry System
- Gas Central Heating
- Single Glazed Sash & Case Windows
- Communal Garden Grounds
- Allocated & Visitors' Parking

Viewing contact Peterkins
on (01224) 428100

Ref: 22284/4

**** £5,000 BELOW MARKET VALUE (AS AT 27/08/2025) ****

Description:

We are delighted to offer for sale this **executive three-bedroom apartment** which forms part of the imposing and refurbished Elmhill House. The small exclusive development is situated in a conservation area set within beautifully landscaped grounds with tall mature trees, large grassy areas and a residents car park. The property boasts high ceilings and large sash and case windows which allow an abundance of natural light flow into the rooms. The generous accommodation spans over two floors and comprises of: Ground Floor: Entrance hallway with a staircase leading down to the lower floor; living/dining room on semi-open plan; dining kitchen with integrated appliances; cloakroom. Lower Floor: Master bedroom with en-suite shower room; two further bedrooms; bathroom with an over bath shower. The property benefits from a security entry system, gas central heating system and single glazed sash and case windows. The fitted flooring, integrated white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Shaw Crescent is well situated for an excellent range of local amenities. It is also within walking distance of Aberdeen University and for those working and studying at Aberdeen Royal Hospital complex and also Cornhill Hospital. The area is catered for by 'Superstore' shopping facilities, at Berryden and Kittybrewster. There is a good public transport system making many parts of Aberdeen easily accessible from the development.

Directions:

From the West End of Union Street continue ahead onto Alford Place. Take second right onto Rubislaw Place and then left onto Waverley Place. Continue through the traffic lights and proceed straight ahead onto Argyll Place then Westburn Drive. At the next set of traffic lights turn right onto Ashgrove Road then second right onto May Baird Avenue. Shaw Crescent lies immediately on the right but continue ahead and turn right to the resident's car park. Number 14 is situated within the traditional granite building.

The accommodation comprises of:-

Entrance Hallway:

The well-maintained shared entrance is accessed via a security entry system and has a staircase leading to upper floor.

Hallway:

A hardwood exterior door gives access to the hallway; a carpeted staircase with handrail leads to the lower floor; built-in double cloak cupboard housing the gas and electric meters; wall mounted door entry handset and central heating thermostat; radiator; two wall lights; ceiling light fitting; solid oak flooring.



Cloakroom:

Fitted with a white two-piece cloakroom suite; splashback tiling behind the wash hand basin; wall mounted mirror and glass display shelf; extractor fan; downlighters; extractor fan; vinyl flooring.

Living/Dining Room: 21'4 x 12'7 (6.51m x 3.83m) approx. at widest points.

The generously proportioned living/dining room is on semi-open plan and has a dual aspect; tall sash and case windows to the front and rear of the apartment fitted with vertical and "Roman" blinds; four wall lights; two radiators; smoke detector; solid oak floor.

Dining Kitchen: 11'11 x 10'4 (3.64m x 3.16m) approx.

Well-equipped dining kitchen fitted with an excellent range of wood effect base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a concealed extractor hood above; built-in oven and microwave; integrated fridge/freezer, dishwasher and washer/dryer; tall sash and case window overlooking the communal landscaped gardens fitted with vertical and "Roman" blinds; radiator; smoke detector; heat and CO detectors; drop pendant light fitting; solid oak floor.

Lower Hallway:

Two double built-in storage cupboards; wall light; radiator; smoke detector; two ceiling light pendants; fitted carpet.

Master Bedroom: 15'1 x 14'3 (4.60m x 4.34m) approx.

Spacious master bedroom with a sash and case window to the front of the property fitted with vertical blinds; built-in double wardrobe with sliding doors which also houses the central heating boiler; radiator; CO detector; pendant light fitting; laminate flooring; door leading through to the en-suite shower room.

En-Suite:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and a tiled shower unit complete with a mixer shower; shaver point; wall mounted mirror; tall sash and case window to the rear of the apartment fitted with a roller blind; extractor fan; downlighters; vinyl flooring.

Bedroom 2: 16'2 x 10'4 (4.94m x 3.16m) approx.

Well-appointed second double bedroom with a sash and case window to the front of the property fitted with vertical blinds; built-in double wardrobe with sliding doors; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 14'5 x 10'4 (4.40m x 3.14m) approx.

Good sized third bedroom featuring "French" doors fitted with vertical blinds which give direct access out to a courtyard area; built-in wardrobe and a shelved storage cupboard; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and bath complete with an overhead mixer shower and glass shower screen; ceramic wall tiles around suite; shaver point; wall mounted mirror; chrome ladder style towel rail; extractor fan; downlighters; vinyl flooring.



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Outside:

Set within mature well-established garden grounds, Elmhill House is surrounded by magnificent mature trees which have tree preservation orders, established shrubs and plants. Adjacent to the property are well stocked shrubbery beds and areas of lawn.

Parking:

Exclusive parking space at the front of the building. There is also ample visitors' parking and a bin store.

Factoring:

A factor is employed for the upkeep of the internal and external communal areas for which a monthly fee is payable.

Other Information:

EPC – Band C

Council Tax – Band F

Tenure - Ownership



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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