



62F Elmbank Terrace, SFR,
Aberdeen, AB24 3NL

Offers Over £60,000

peterkins



62F Elmbank Terrace,
SFR, Aberdeen,
AB24 3NL

Offers Over £60,000

- Spacious Second Floor Flat (right)
- To Be **“Sold as Seen”**
- Generously Proportioned Living Room & Feature Fireplace
- Dining Kitchen
- One Double Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Shared Store on Half Landing
- Communal Rear Garden
- On Street Parking

Viewing contact Peterkins
on (01224) 428100

Ref: 30257/4

EPC: C

Council Tax: Band B

Tenure: Ownership

Description:

We are pleased to offer for sale this spacious **one-bedroom second floor flat (right)** which forms part of a traditional granite building close to all local amenities. The property is to be **“sold as seen”** making a fantastic opportunity for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; generously proportioned living room with feature fireplace; dining kitchen; one double bedroom; bathroom with an over bath shower. Outside there is a shared rear garden and store on the communal landing. There is also free on street parking on Elmbank Terrace and neighbouring streets. The property benefits from a security entry system, gas central heating system and double glazing. The fitted flooring, white goods, light fittings, blinds, curtains together with the furniture and furnishings will be included in the sale.

Location:

Elmbank Terrace is situated within a well-established area lying to the north of Aberdeen City Centre. The property is close to the retail parks at Kittybrewster/Berryden and within easy walking distance of Sunnybank Primary School and the Aberdeen University Campus at Old Aberdeen. A regular bus service runs nearby and there are several convenience stores in the neighbourhood. In addition, Aberdeen Airport together with the Bridge of Don and Dyce business parks are easily accessible.

Directions:

From George Street carry onto Powis Place. At the traffic lights turn right onto Bedford Road, then right again onto Elmbank Terrace. Number 62F is situated on the left-hand side of the road as indicated by our “For Sale” sign.

Entrance:

The shared entrance is accessed via a security entry system and has a staircase leading to all floors.

Hallway:

A hardwood exterior door with glazed panel above gives access to the centrally positioned hallway; built-in cupboard housing the hot water tank; wall mounted security entry handset and central heating thermostat; high level electric meter cupboard and consumer unit; coat hooks; radiator; traditional clothes pulley; smoke detector; bar spotlight fitting; laminate flooring.

Living Room: 15'3 x 13'5 (4.65m x 4.08m) approx.

Generously proportioned living room with a bright and airy dual aspect; large window overlooking the front of the property and a smaller window to the side; feature fireplace; radiator; ceiling cornice; five branch ceiling light fitting; laminate flooring.

Dining Kitchen: 12'5 x 7'3 (3.78m x 2.22m) approx.

The dining kitchen is fitted with an excellent range of beech effect base and wall mounted cabinets and contrasting work surfaces; stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in oven; fridge/freezer; washer/dryer; central heating boiler; wall mounted central heating controls; window overlooking the communal rear garden; heat and CO detectors; fluorescent strip light; laminate flooring.



Bedroom: 14'4 x 12'6 (4.36m x 3.82m) approx.

Well-appointed double bedroom with windows to the rear and side of the property; radiator; three branch ceiling light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin set on a pedestal and a bath complete with an overhead electric shower and glass shower screen; tiles around suite; frosted window to the side of the property; wall mounted mirror and glass display shelves; ladder style radiator; pendant light fittings; vinyl flooring.

Outside:

There is a communal garden to the rear of the building. There is also a storage cupboard on the half landing which is shared with one other flat.

Parking:

There is ample free on street parking available on Elmbank Terrace and neighbouring streets.



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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