

8A Elmbank Road, Aberdeen,
AB24 3PJ

FIXED PRICE £50,000
£10,000 Below Home Report Value
(as at 20/10/2026)

peterkins













8A Elmbank Road,
Aberdeen,
AB24 3PJ

FIXED PRICE £50,000
£10,000 Below Home Report Valuation (as at 20/10/2026)

- Superb Ground Floor Flat
- Ideal for a First-Time Buyer or Buy-To-Let Investor
- Generously Proportioned Living Room
- Well-Equipped Kitchen with Appliances
- One Double Bedroom with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Electric Heating
- Double Glazing
- Security Entry System
- Private Cellar & Large Basement Store
- Communal Gardens
- On Street Parking

Viewing contact Peterkins
on (01224) 428100 or
07786396213 / 07801 932246

Ref: 17587/38
EPC: Band E
Council Tax: Band A
Tenure: Ownership

Description:
Early viewing is highly recommended to appreciate the interior of this **one-bedroom ground floor flat** situated in a well-established area of the city, close to local amenities. The property is presented in "a ready to move into" condition and boasts fresh décor complimented by newly installed "Venetian" blinds and quality flooring making an ideal purchase for a first-time buyer or buy-to-let investor. The spacious accommodation comprises of: Hallway; generously proportioned living room with glazed doors leading through to the dining area; well-equipped dining kitchen with appliances; one double bedroom with built-in wardrobes; bathroom with an over bath shower. There is a good sized storage cupboard in the communal hall and a large basement cellar which are exclusive to the flat. Outside there is free on street parking and gardens to the front and rear of the building. The property benefits from a security entry system, electric heating and double glazing. The fitted flooring, white goods, light fittings, newly installed blinds and furniture will be included in the sale.

Location:
Elmbank Road is located only minutes from Aberdeen City Centre and the Beach Boulevard which boasts many recreational facilities. Regular public transport is readily available to many parts of the city and beyond. The property is also placed close to the retail parks at Kittybrewster/Berryden and also within easy walking distance of Aberdeen University Campus at Old Aberdeen.

Directions:
From George Street carry onto Powis Place. At the traffic lights turn right onto Bedford Road, then right again onto Elmbank Terrace. Elmbank Road is the fourth road on the left and number 8A is situated on the right-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:

Entrance:
The communal entrance is accessed via a security door entry system and has a staircase leading to all floors. There is a good sized private cellar pertaining to the property which is located just outside the flat, along with an additional large store in the basement.

Hallway:
A hardwood exterior door gives access to the centrally positioned hallway; built-in shelved storage cupboard housing the electric meter; electric panel heater; smoke detector; pendant light fitting; tiled floor.

Living Room: 18'7" x 10'2" (5.67m x 3.11m) approx.
Generously proportioned living room with a double window to the property of the property fitted with "Venetian" blinds; built-in cupboard housing the hot water tank; wall mounted door entry handset; smoke detector; ceiling light fitting; laminate flooring; glazed doors lead through to the dining area off the kitchen.





Dining Kitchen: 13'5" x 7'10" 4.08m x 2.38m approx. (inc. dining area)

Well-equipped dining kitchen fitted with taupe high gloss base and wall mounted cabinets complimented by wood effect work surfaces and upstands; electric hob with a stainless steel splashback behind; built-in oven; stainless steel chimney style extractor hood; fridge/freezer; washing machine; window to the rear of the flat fitted with "Venetian" blinds; heat detector; bar spotlight fitting; vinyl flooring.

A step leads down to the dining area which also has a rear garden aspect; window fitted with "Venetian" blinds; electric panel heater; wall light; vinyl flooring.

Bedroom: 13'9" x 8'8" (4.18m x 2.65m) approx.

Spacious and well-presented double bedroom with a front aspect; window fitted with "Venetian" blinds; built-in wardrobe providing good hanging and storage space; electric panel heater; spotlight fitting; laminate flooring.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of; W.C., wash hand basin with pedestal and bath complete with an electric shower and glass shower screen; wall tiles around suite; frosted window to the rear of the flat fitted with "Venetian" blinds; chrome ladder style heated towel rail; ceiling light fitting; tiled floor.

Basement:

There is a large basement cellar which is exclusive of the flat.

Outside:

The front garden is laid to grass with a shared paved pathway leading up to the entrance. The extensive communal rear garden is also mainly laid to grass and features a convenient drying area.

Parking:

Ample free on street parking is available on Elmbank Road.

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**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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Tel 01224 428100 Fax 01224 623191 Email propcen@peterkins.com