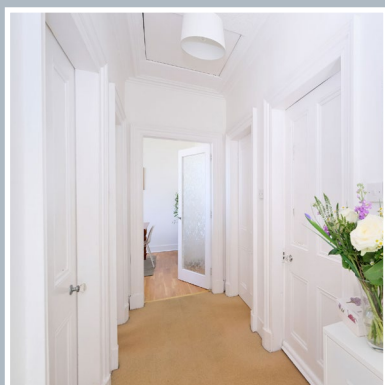




# 17 Elmfield Avenue

Aberdeen AB24 3NU



mackinnons  
solicitors





The accommodation comprises: Self-contained staircase leading into a welcoming hallway with large feature window allowing natural light in to the area. There is a Ramsay ladder accessing the loft housing the new recently installed combi boiler. Solid wood flooring within the area.

The spacious lounge has a large feature bay window with traditional features to include high ceilings with plaster cornice, deep skirtings and electric fireplace with marble hearth and wood surround.

The kitchen/diner is fitted with modern base white gloss units with stainless steel sink and tiled splash back. Free standing electric hob/oven, under counter freezer and washing machine (to remain). There is space for a fridge freezer. Ample room for a table and chairs.

The master bedroom is an excellent sized room overlooking the rear of the property with ample space for free standing furniture with access to the eaves. Bedroom two is another good sized double bedroom.

The shower room comprises of shower cubicle with mains shower, wash hand basin and WC.

Outside: There is a shared drying green and an exclusive area of garden to the rear. Well maintained, locked secure outhouses. Extra cellar space is available that belongs to the flat. In addition there are two further storage areas that are communal.

On street parking is available.

17 Elmfield Avenue is a delightful first floor traditional granite top floor flat located within a well-established area close to the city centre and the University Campus of Old Aberdeen.

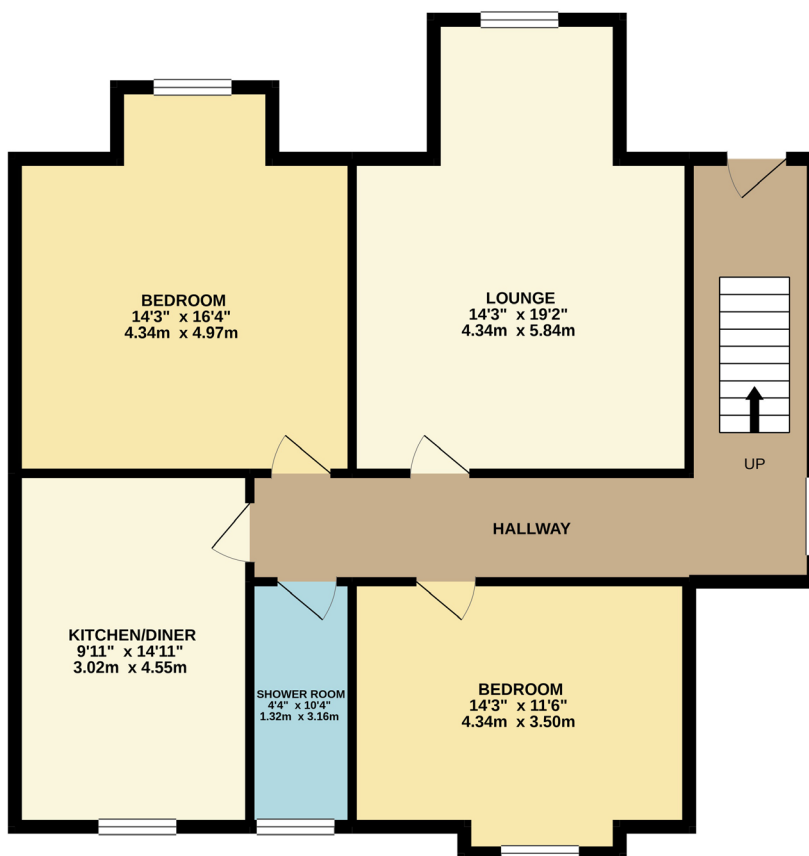
The location lies within the Kittybrewster area of the city with a wide range of local amenities close at hand. The city centre is within walking distance and regular public transport is available to many parts of Aberdeen.







- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Shower Room
- Large Floored Loft
- Exclusive Garden Area
- Outhouse
- On Street Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**  
Band C

**EPC**  
Band D

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

## our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine