

31 Elmbank Terrace

ABERDEEN, AB24 3PD



A brilliant 3 bedroom family home with a large extended open plan kitchen/diner area and two bathrooms



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McEwan Fraser Legal is delighted to present this three-bedroom house to the market. The property has a single-storey rear extension which has created a lovely open plan kitchen/diner space, perfect for entertaining with family and friends.

THE LOUNGE



Inside, the property comprises of:

- Large extended kitchen with open plan dining room
- Spacious lounge area
- Three good size bedrooms
- Downstairs bathroom
- Upstairs shower room

THE KITCHEN/DINER



THE BATHROOM





BEDROOM 1



BEDROOM 2



BEDROOM 3

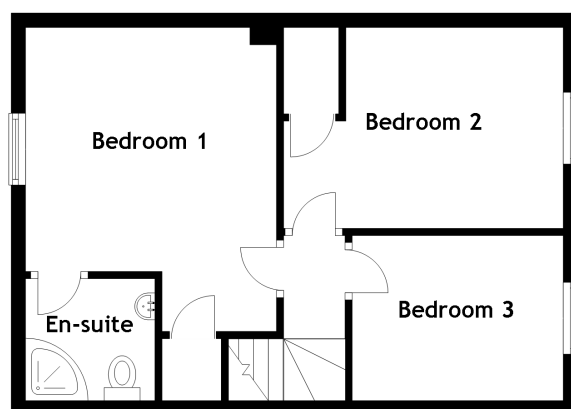
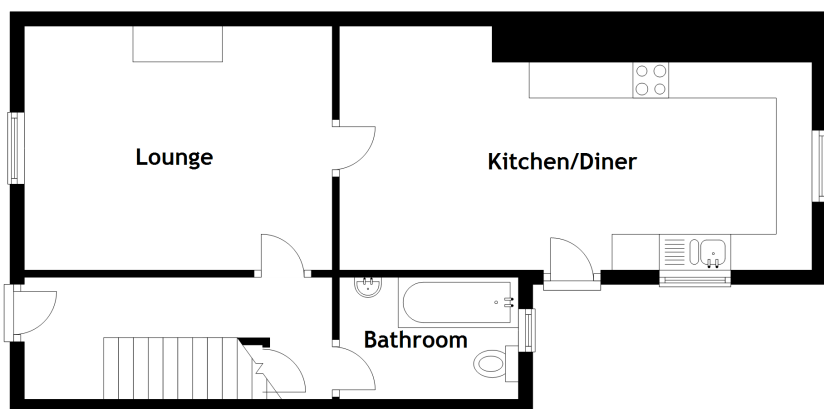


In addition, the property includes on-street parking and a low maintenance garden which is mainly made up of patio and decking, with a sizeable shed, ideal for storage. This is a rare opportunity to acquire a family home in a fantastic location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

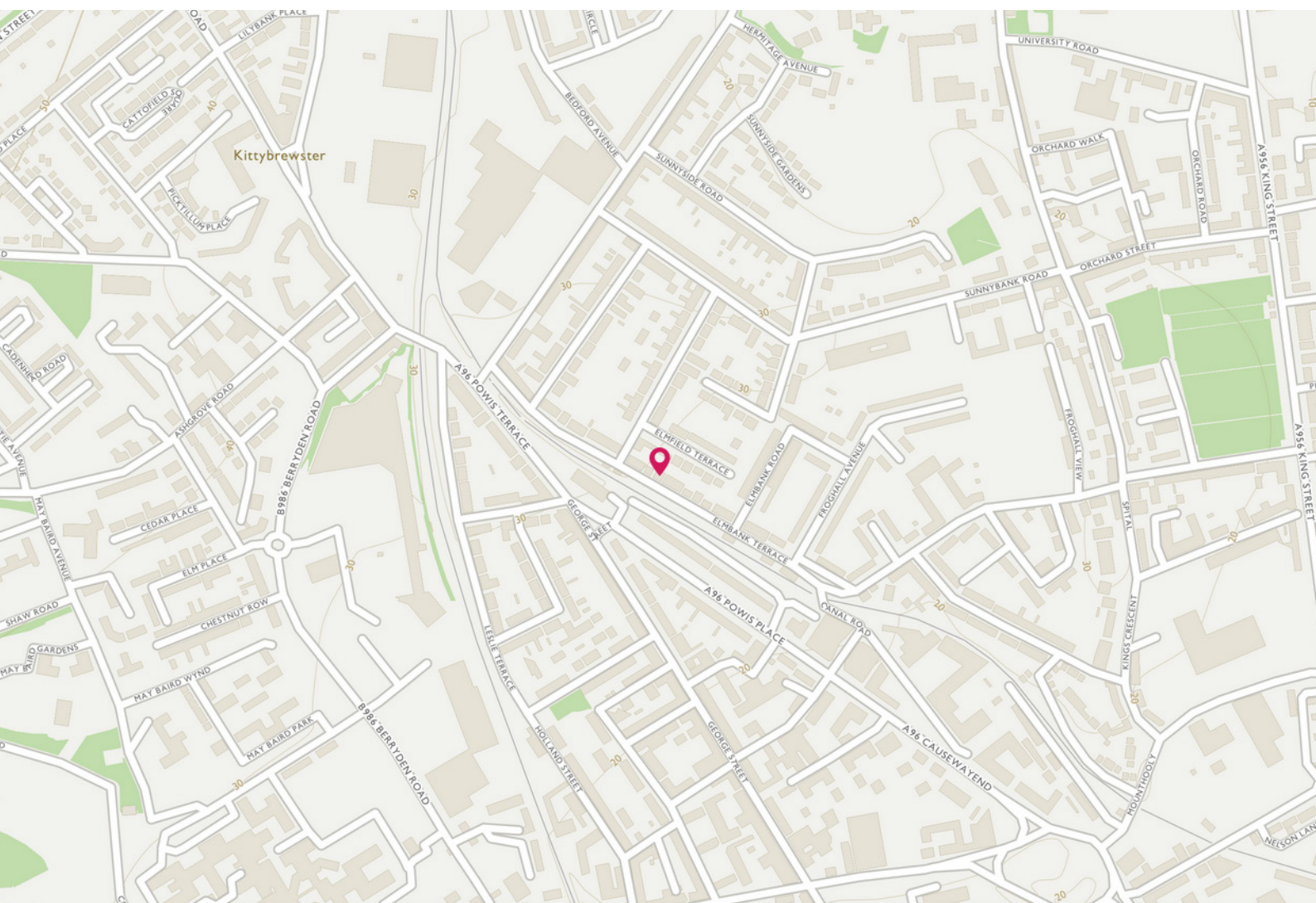


Approximate Dimensions (Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 4.30m (14'1") x 3.40m (11'2") |
| Kitchen/Diner | 6.60m (21'8") x 3.40m (11'2") |
| Bathroom | 2.50m (8'2") x 1.60m (5'3") |
| Bedroom 1 | 4.20m (13'9") x 3.50m (11'6") |

| | |
|-----------|-------------------------------|
| En-suite | 1.80m (5'11") x 1.70m (5'7") |
| Bedroom 2 | 3.90m (12'10") x 2.80m (9'2") |
| Bedroom 3 | 2.80m (9'2") x 2.60m (8'6") |

Gross internal floor area (m²): 90m²
EPC Rating: D



THE LOCATION

Elmbank Terrace is located to the north of Aberdeen, within a desirable residential area, and is just minutes from the sports village and Olympic swimming pool.





You are also just a few minutes from the heart of the city centre, which provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities, with the city offering excellent bus and rail service, as well as national and international flights from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the City of Inverness. The property is also ideally located for both the student and the professional employee with both Aberdeen University and Aberdeen College nearby. The fantastic beach and the Beach Boulevard are within walking distance.


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**Part
Exchange
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Text and description
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