

**FOR SALE**



## **Mary Elmslie Court, King Street**

**2 Bedrooms, 1 Bathroom, Apartment**

**£125,000 Offers Over**

**MARTIN&CO**



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Close to Aberdeen University
- Close to City Centre
- Off Street Parking
- Excellent transport links
- LARN: 1905074

Situated within a modern residential development in the heart of Aberdeen, 21 Mary Elmslie Court offers an excellent opportunity to acquire a well-positioned property ideally suited to first-time buyers, professionals, students, or investors alike. The property enjoys a highly convenient location close to Aberdeen City Centre, Aberdeen University, and Aberdeen Beach, with an excellent range of local amenities nearby. King Street provides a variety of supermarkets, cafés, restaurants, shops, and everyday services, while excellent public transport links offer easy access throughout the city and surrounding areas.

The area further benefits from close proximity to the scenic Aberdeen beachfront and promenade, offering leisure facilities, coastal walks, gyms, and recreational attractions. The University of Aberdeen and Aberdeen Sports Village are also within easy reach, making the location particularly attractive for students, academics, and working professionals. Mary Elmslie Court is a popular and established development benefiting from secure entry access, maintained communal areas, and residents' parking. Combining convenience, accessibility, and strong local amenities, this property represents an excellent city living or buy-to-let investment opportunity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**LIVING ROOM** Bright and beautifully presented living room offering a warm and inviting atmosphere, enhanced by neutral décor and excellent natural light from the large sash window. The well-proportioned space features attractive wooden flooring, contemporary furnishings, and ample room for both relaxing and entertaining. Thoughtfully arranged to maximise comfort and practicality, this stylish reception room provides an ideal setting for modern living.

**KITCHEN** Modern fitted kitchen comprising a range of contemporary wall and base units with contrasting work surfaces and tiled splashbacks. The kitchen offers excellent storage and workspace, together with integrated cooking appliances, creating a practical and functional area ideal for everyday living. Bright and well laid out throughout, the space is both stylish and easy to maintain.

**DINING AREA** A bright and inviting dining area enjoying excellent natural light from a large window, creating an ideal space for both everyday dining and entertaining. Tastefully presented in neutral décor, the room comfortably accommodates a dining table and chairs. The space offers a pleasant outlook and practical layout, perfectly suited to modern living and positioned adjacent to the kitchen area for ease of use.

**BEDROOM ONE** Spacious and well-presented double

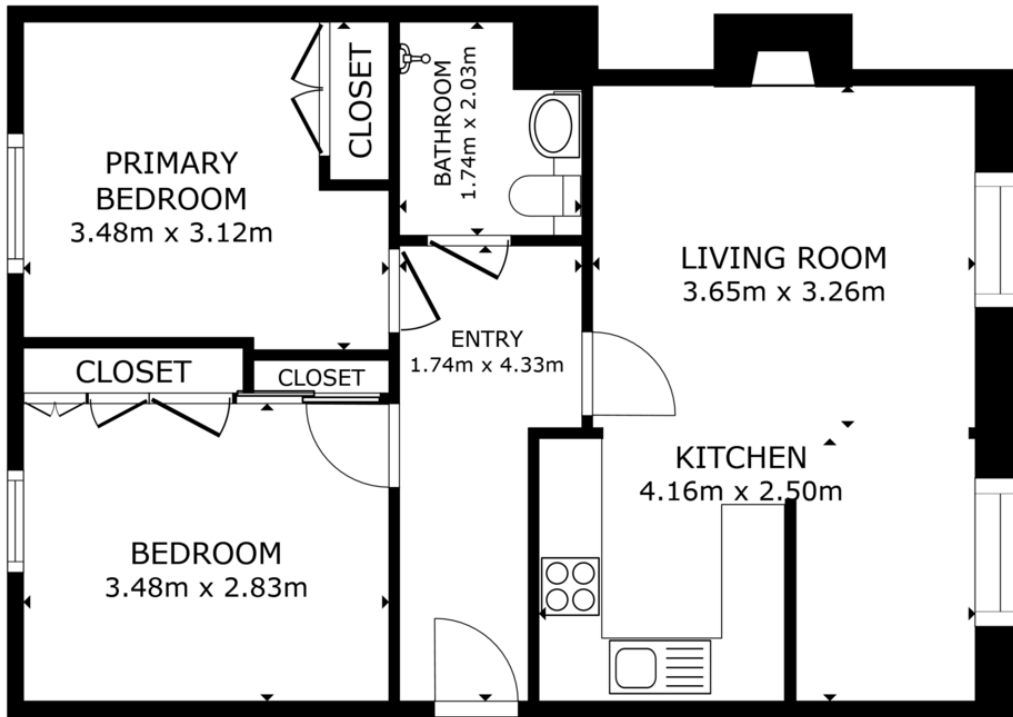


bedroom enjoying excellent natural light from the large window and finished in neutral tones to create a bright and airy feel. The room offers generous accommodation with ample space for bedroom furnishings, while the double fitted mirrored wardrobes provide excellent built-in storage and enhance the sense of space. An ideal principal or guest bedroom suited to modern living.

**BEDROOM TWO** A bright and well-presented double bedroom offering a clean and contemporary living space. The room benefits from excellent natural light through a large window, creating an airy and inviting atmosphere. It also features fitted mirrored wardrobes, providing ample storage while enhancing the sense of space and light within the room. Finished in neutral tones with modern décor, the bedroom comfortably accommodates a double bed alongside additional furnishings.

**SHOWER ROOM** A well-maintained and stylish shower room finished in a clean, contemporary design. The space features a modern walk-in shower enclosure with glass screen, complemented by a sleek vanity unit with integrated wash basin and useful storage below. Finished in neutral tones, with practical fittings and easy-to-maintain surfaces. A heated towel rail and wall-mounted mirror complete the space, making this an attractive and functional addition to the property.





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 56.4 m<sup>2</sup>  
 TOTAL : 56.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Aberdeen**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

