



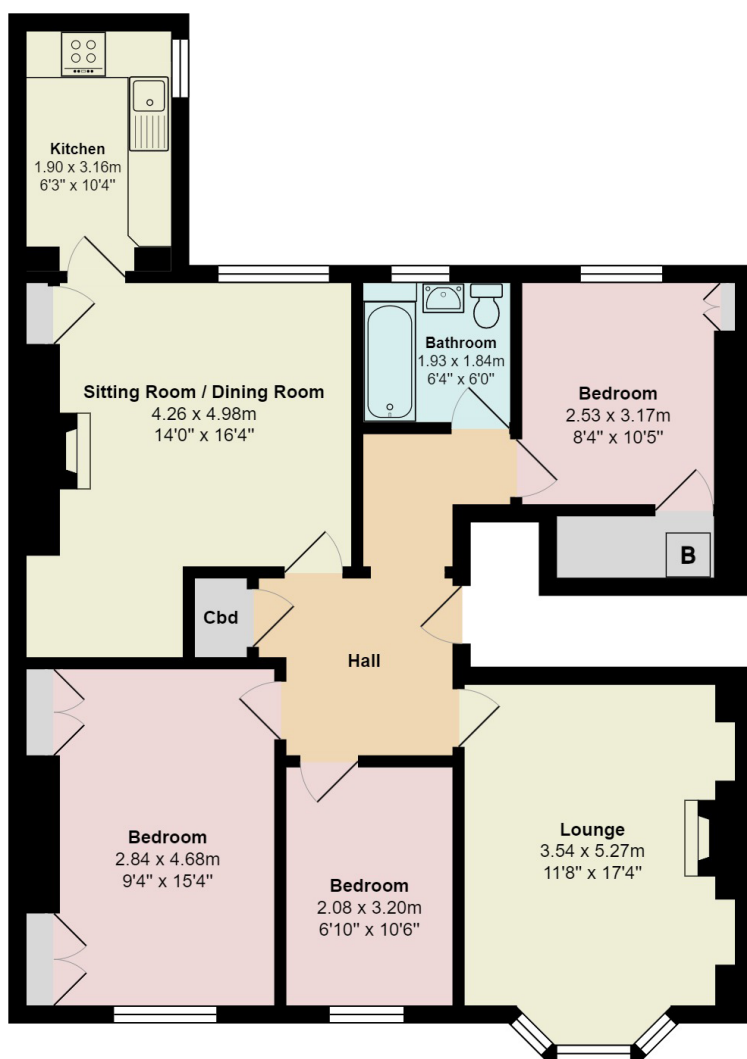
55 Elmfield Avenue  
First Floor Left, Aberdeen AB24 3NU



Comprising the whole of the first floor of a traditional three flatted granite building, this spacious three bedroom flat is situated close to Aberdeen University and the city centre. The property requires a degree of modernisation, but retains many original features and further benefits from gas central heating and double glazing.

The well maintained communal stairwell provides access to the two upper flats. A composite door leads to the welcoming hallway. A light and airy lounge features a bay window and stone fireplace with inset electric fire. A further dining/sitting room with fireplace, in turn leads to the well appointed galley style kitchen with free standing appliances to remain. There are two spacious double bedrooms and a further good sized single bedroom, all with fitted storage facilities. A bright bathroom completes the accommodation. Externally, the property benefits from a large communal drying green and exclusive coal cellar.

- Whole First Floor
- Lounge and Dining Room
- Galley Style Kitchen
- Three Spacious Bedrooms
- Communal Gardens
- Gas Central Heating



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 D

### EPC

Band C

### Entry

By Arrangement

### Viewing

Contact Owner  
01224 825561  
or Solicitors  
01224 868687

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