



18C Elmbank Road, Aberdeen AB24 3PJ

Offers over £54,500

TWO BEDROOM FIRST FLOOR FLAT IN A TRADITIONAL GRANITE TENEMENT WITH  
SHARED GARDEN TO REAR

Stronachs



# 18C Elmbank Road, Aberdeen AB24 3PJ

Offers over £54,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM FIRST FLOOR FLAT, located in an area popular with first time buyers and rental investors, within walking distance of the city centre, University of Aberdeen and Foresterhill Hospital Complex. Benefitting from security entry system, double glazing and electric heating, the property forms part of a traditional granite tenement. The accommodation comprises: Entrance Hall; Lounge to front; two Bedrooms; Kitchen and Bathroom. The property is being sold as seen including all white goods within the property. To the rear is a shared garden with shared washhouse.

Elmbank Road is within a popular, well established residential area within easy walking distance of Aberdeen University and also the hospital complex at Foresterhill and regular public transport is readily available to both of these. There is a lovely café on the doorstep and Kittybrewster and Berryden retail parks are close by, as is Aberdeen Sports Village. The city centre is some 5 minutes' drive from the property which also enjoys easy access to the business centres to the north of the city. Aberdeen's Beach Boulevard with its coastal walks and recreational facilities is nearby.

## ENTRANCE HALL



Accessed via wooden door and laid with wood effect vinyl flooring. Ceiling light fitting and smoke alarm. Electric heater and security entry handset. Storage cupboard with meter and recess housing fridge.

**LOUNGE 13' 8" X 12' 4" (4.17M X 3.76M)**



Light and airy Lounge to the front of the property, with recesses flanking either side of the chimney breast which have low shelving. Electric fire and additional electric wall heater. Ceiling light fitting.

**BEDROOM 1 13' 8" X 8' 2" (4.17M X 2.49M)**



Double Bedroom to the front of the property, again with wood effect vinyl flooring. Ceiling light fitting and electric wall heater.

**BEDROOM 2 11' 2" X 7' 4" (3.40M X 2.24M)**



Second Double Bedroom, with window to rear overlooking the shared garden. Ceiling light fitting and wall mounted heater. Shelved cupboard.

## KITCHEN 12' 5" X 5' 4" (3.78M X 1.63M)



The Kitchen is fitted with a range of wall and base units with complementing work surfaces. Inset sink below window to rear. The washing machine is to remain, as is the integrated oven, hob and hood. The fridge is located in the Hall and is also to remain. Ceiling light fitting and wall mounted heater.

## BATHROOM 6' 7" X 5' 6" (2.01M X 1.68M)



Partially aqua panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Recessed shelved storage. Ceiling light fitting and electric heated towel radiator.

## EXTERNAL

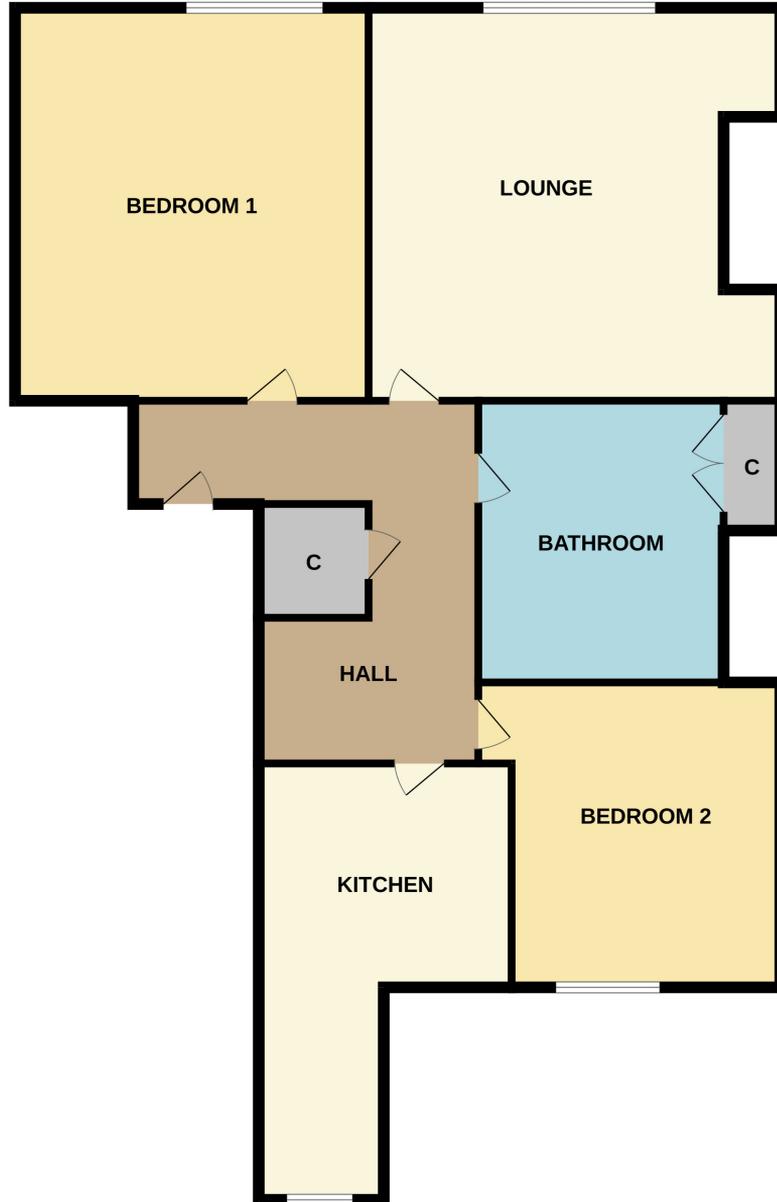


The garden to the rear is shared and laid mainly to lawn. There is a shared wash house.

## COUNCIL TAX BAND - B



18C ELMBANK ROAD,  
ABERDEEN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[Info.property@stronachs.com](mailto:Info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

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