



27 Elmhill House Shaw Crescent, Aberdeen AB25 3BT

Offers Over £185,000

SPACIOUS THREE BEDROOM EXECUTIVE APARTMENT ON TWO FLOORS, WITH TWO
ALLOCATED PARKING SPACES

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this SUBSTANTIAL THREE BEDROOM EXECUTIVE APARTMENT ON TWO LEVELS. Created as part of the redevelopment of the original granite building, this lovely property benefits from high ceilings and large windows, allowing natural light to flow into each room. In a peaceful setting, the surrounding grounds are well maintained under a factoring agreement, and this property benefits from TWO allocated parking spaces. Benefitting from gas central heating the accommodation comprises: Entrance Hall; Lounge to front; Dining Kitchen to front; and Cloakroom on the ground floor. A carpeted staircase leads to the lower floor, with most generous Master Bedroom with En-Suite Bathroom; two further large Double Bedrooms; and Shower Room. With excellent storage throughout, there is also an ideal 'wine cellar' formed under the original staircase within the building. Viewing of this lovely property is highly recommended.

Shaw Crescent is well situated for an excellent range of local amenities. It is within walking distance of Aberdeen University and for those working and studying at Aberdeen Royal Hospital complex and also Cornhill Hospital. There are excellent retail units at both Berryden and Kittybrewster and a good range of public transport facilities making many parts of the city easily accessible. Directions: Travelling from the city centre continue west along Union Street onto Alford Place, take the second right onto Rubislaw Place and left at the T-junction onto Waverley Place. Continue through the traffic lights at Craigie Loanings proceeding onto Argyll Place and then onto Westburn Drive. Turn right onto Ashgrove Road then turn second right onto May Baird Avenue. Shaw Crescent lies immediately on the right, with parking to the rear of the property.

ENTRANCE HALL



Welcoming and light Entrance Hall, with large window to rear allowing natural light over the staircase to the lower floor. A large cupboard houses the meters and allows for storage. Inset halogen downlighters and central heating radiator. Security entrance handset. Solid wood flooring continued into the Dining Kitchen.

DINING KITCHEN 10' 5" X 9' 7" (3.17M X 2.92M)



Fitted with a modern and attractive range of wall and base units with complementing work surfaces and tiled splashback, with large window to the front. The integrated appliances include oven, gas hob and extractor hood over, washing machine, microwave, dishwasher and fridge/freezer. Inset sink and drainer with mixer tap. Ceiling light fitting and central heating radiator. There is ample space for dining table and chairs. Direct access into the Lounge, which has another access point from the Hall.

LOUNGE 14' 2" X 11' 0" (4.32M X 3.35M)



Light and airy Lounge, with large picture window to the front allowing natural light, and highlighting the high ceilings and feeling of space. Laid with solid wood flooring, there are wall lights, central heating radiator, telephone and television point, and smoke alarm. A lovely feature is the original panelling around the window.

CLOAKROOM 5' 9" X 4' 0" (1.75M X 1.22M)



Fitted with a wash hand basin and toilet pedestal, with extractor fan and inset halogen downlighters. Wall mounted coat hooks.

LOWER FLOOR



Carpeted stairs lead to the lower floor accommodation, with two ceiling light fittings. The lower Hall is spacious and benefits from a large understairs storage cupboard, and additional cool wine cellar, created under the original staircase. A window to the side provides natural light. Ceiling light fitting and central heating

radiator.

MASTER BEDROOM 17' 6" X 9' 9" (5.33M X 2.97M)



A most generous room, with large window to side. Neutrally decorated with complementing carpeting and benefitting from double built-in wardrobes allowing both hanging and shelf storage. Two ceiling light fittings and central heating radiator. Telephone point. Door leading to En-Suite Bathroom.

EN-SUITE BATHROOM 7' 5" X 5' 7" (2.26M X 1.70M)



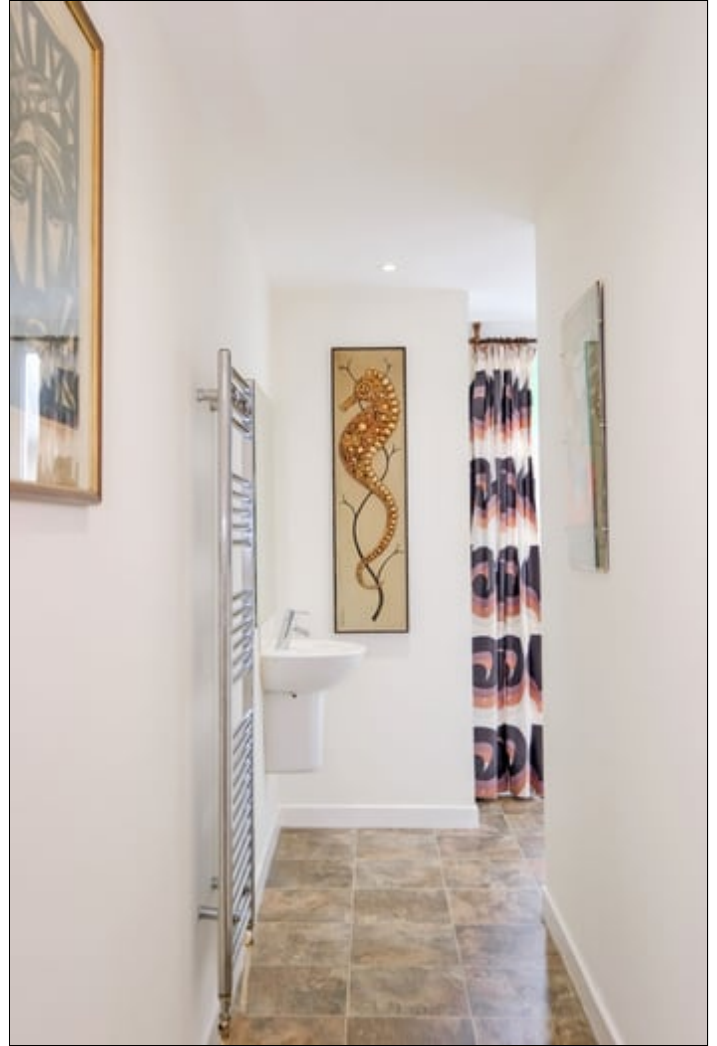
Partially tiled and fitted with a modern three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Inset halogen downlighters and chrome ladder style radiator. Shaver point and extractor fan.

BEDROOM 2 14' 2" X 10' 6" (4.32M X 3.20M)



Another generous Double Bedroom, with window to front allowing light, and benefitting from twin cupboards allowing both hanging and shelf storage. Ceiling light fitting and central heating radiator.

SHOWER ROOM 14' 2" X 8' 6" (4.32M (AT WIDEST) X 2.59M)



Bright, modern Shower Room, partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and shower enclosure. Inset halogen downlighters. Shaver point and extractor fan. Chrome ladder style radiator. French doors allow access to the communal grounds.

BEDROOM 3 14' 2" X 10' 9" (4.32M X 3.28M)



Third spacious Double Bedroom, with window to rear and benefitting from double built in wardrobes allowing excellent hanging and shelf storage, with sliding doors. Ceiling light fitting and central heating radiator.

EXTERNAL



The attractive landscaped grounds are maintained under a factoring agreement which also covers the communal areas within the building and buildings insurance. Current cost is approx £170 per month. There are two exclusive car parking spaces pertaining to this property.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Dining Kitchen, and the usual fixtures and fittings in the En-Suite Bathroom, Shower Room and Cloakroom.

COUNCIL TAX BAND - F

EPC BANDING - C



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