



GROUND FLOOR APARTMENT

18 MARY ELMSLIE COURT  
KING STREET, ABERDEEN  
AB24 5BE

HALL

LOUNGE/DINING/KITCHEN

2 DOUBLE BEDROOM

SHOWER ROOM

GCH/DG/DOOR ENTRY SYSTEM

EXCLUSIVE PATIO

LANDSCAPED GROUNDS

DESIGNATED PARKING

FACTORED DEVELOPMENT



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

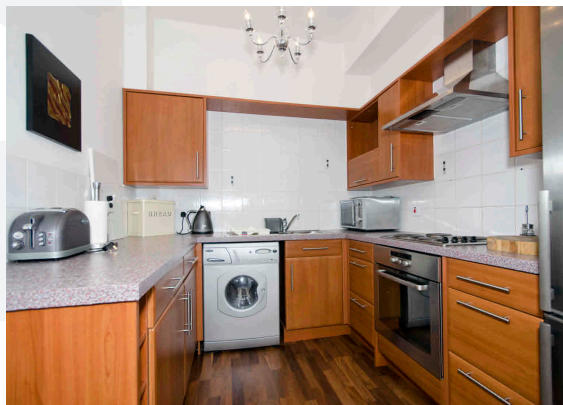
**£193,000**

## DESCRIPTION

Forming part of an impressive traditional granite building, sympathetically converted into attractive and contemporary homes, and secured by an entry barrier with card access system, this is a desirable TWO BEDROOMED GROUND FLOOR APARTMENT, which is presented to the market in very good order. The subjects feature neutral decor, walnut laminate wood flooring, high ceilings with quality light fittings throughout, and the accommodation comprises: open plan lounge/dining area and stylish kitchen, two well proportioned bedrooms each benefiting from built-in wardrobe facilities, and shower room. Enjoying the comforts of gas fired central heating, sash-and-case double glazed windows and a security entry system, the property will be sold inclusive of all floor coverings, blinds, light fittings and domestic appliances, whilst other items of furniture may be available by separate negotiation. Outside, there are well maintained landscaped grounds, an exclusive paved patio at the rear within a pleasant courtyard, a designated parking space, and ample visitors' spaces. Representing a property of considerable charm and character, viewing is essential to appreciate its many fine features.

## LOCALITY

The development is situated within easy walking distance of the City Centre, train station, bus depot, and Aberdeen University's Campus at Old Aberdeen. Aberdeen Sports Village and Aquatics Centre, and a "Morrisons" supermarket are close by, as are the wide and varied leisure facilities at Aberdeen Beach which include popular restaurants, an ice rink, leisure centre with swimming pool, and a multi-plex cinema. Aberdeen International Airport, and the oil related offices at Bridge of Don and Dyce are easily accessible, and a regular public transport service provides access to other parts of the city.





## HALL

Entered via a panelled door, this inviting hallway gives access to all accommodation; electricity meter cupboard; coat hooks; smoke detector; door entry handset; modern chrome light pendants; walnut engineered wood floor.

## LOUNGE/DINING/KITCHEN

19' x 14' at widest points

A spacious, bright and airy room on open plan concept; two windows overlook the front and provide natural light to the area; television aerial with satellite connection; telephone point; space for full size dining table and chairs; attractive chandelier light fitting; wooden venetian blinds; walnut engineered wood flooring. The stylish kitchen is fitted with a range of cherry wood cabinets incorporating built-in wine rack, contrasting granite effect work surfaces and ceramic splashback tiling; stainless steel 1.5 bowl sink with mixer tap; stainless steel electric oven, hob and chimney style extractor hood, washer/dryer, and fridge/freezer will remain; telephone point; chrome chandelier light fitting; walnut engineered wood flooring.

## DOUBLE BEDROOM 1

9' x 9' approx

Bright room with rear aspect, this main bedroom benefits from a fully glazed door and side panel which affords access to the exclusive paved patio which is ideal for outdoor relaxation, and overlooks a fully enclosed courtyard planted with a variety of shrubs and conifers; built-in wardrobe incorporating triple, mirror fronted doors, shelf and hanging space; chandelier style ceiling light; walnut engineered wood flooring.

## DOUBLE BEDROOM 2

9' x 9' approx

Again with rear aspect; triple, built-in wardrobe incorporating mirror fronted doors, shelf and hanging space; further storage cupboard housing gas central heating boiler; chandelier style ceiling light; wooden venetian blind; walnut engineered wood flooring.

## SHOWER ROOM

Fitted with a fully tiled shower enclosure with glazed door and side panel and mains shower; vanity wash hand basin and concealed cistern w.c. set within white, fitted storage unit with beech display top and ceramic splashback tiling; shaver socket; extractor fan; fitted wall mirror and chrome accessories to remain; glass surface mounted ceiling light; vinyl flooring.

## OUTSIDE

There are well maintained communal hallways and landscaped garden grounds with a designated parking space as well as ample visitors parking available. A monthly factoring fee is levied against each property to cover the maintenance of all communal areas and which also includes buildings insurance.

## DIRECTIONS

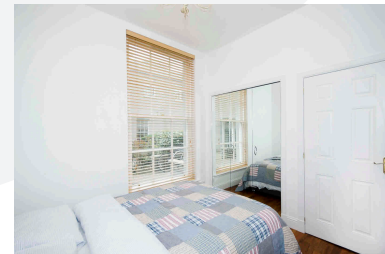
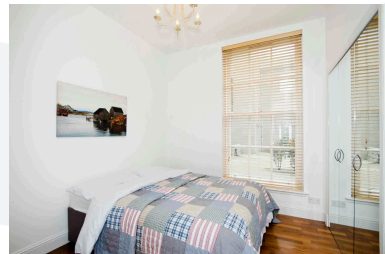
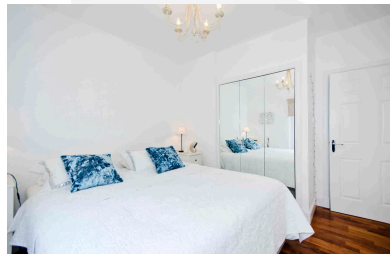
From Union Street, turn onto King Street and continue for some distance, passing "Morrisons" supermarket on the left. Mary Elmslie Court is located on the right hand side of the road, ahead of the traffic lights at Seaforth Road.

## VIEWING

Contact Selling Agents

## DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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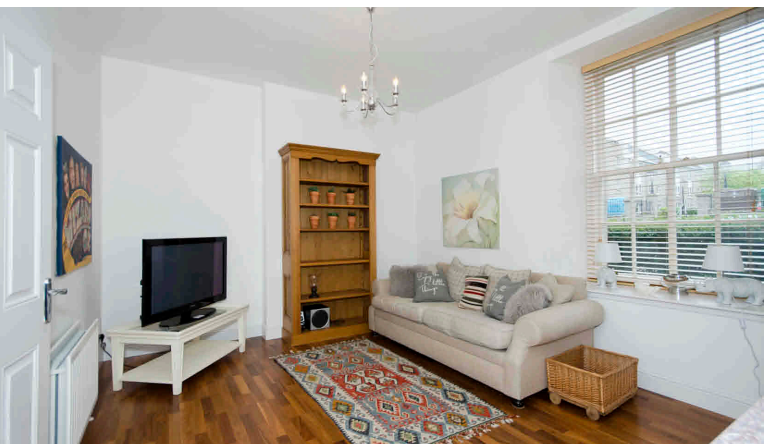
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## GROUND FLOOR APARTMENT

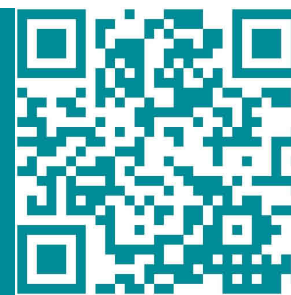
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