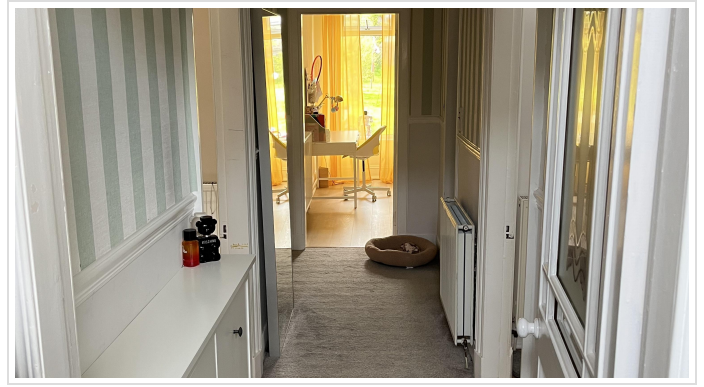


2 Bed Flat In Elmfield Avenue , Aberdeen, AB24 3NU

£170,000





SHORT DESCRIPTION

Property Ref: 16800 Spacious and bright 2 bedroom apartment with a well designed and highly functional layout very close to University of Aberdeen. The property features two separate bedrooms, a cozy lounge with a beautiful bay window and fireplace, a separate kitchen, and an additional dining or study room that can easily be used as a home office, nursery, or guest room. The smart layout makes this apartment ideal for both comfortable family living and remote work. The apartment also benefits from a recently installed combi boiler, providing efficient and reliable heating and hot water. Outside, there is a private patio area perfect for barbecues and outdoor dining, along with a practical shed ideal for storing gardening equipment and bicycles. Key features Spacious and practical floor plan Bright lounge with fireplace Recently installed combi boiler Separate kitchen area Flexible dining or study room Private patio ideal for BBQs and entertaining Shed for bike and garden storage Quiet, well separated bedrooms for extra privacy Additional storage space throughout This apartment offers a wonderful sense of space and comfort, combining practicality with charm. An excellent choice for a family home or a smart investment opportunity. Property Type: Flat Full selling price: £170000.00 Pricing Options: Offer Over Tenure: Freehold EPC rating: D Measurement: 2938.55 sq.ft. Outside Space: Front Garden, Rear Garden, Shared Garden, Patio Parking: On street Heating Type: Gas Possession of the property: Self-occupied -----



Bed Room(s)



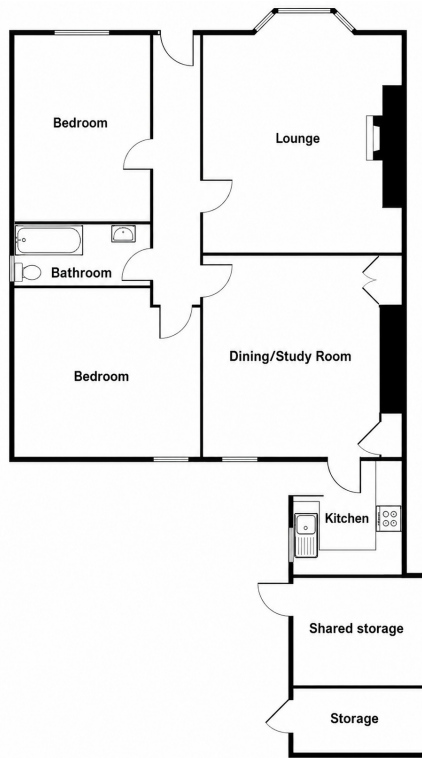
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: Ground-floor flat
 Date of assessment: 08 May 2026
 Date of certificate: 11 May 2026
 Total floor area: 93 m²
 Primary Energy Indicator: 273 kWh/m²/year

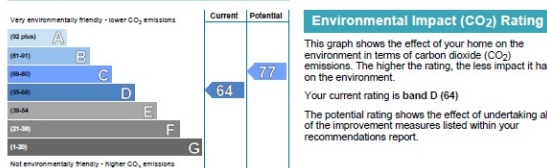
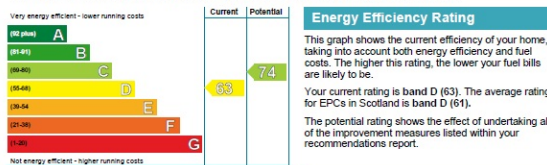
Reference number: 0140-2228-4050-2706-3175
 Type of assessment: RdSAP, existing dwelling
 Approved Organisation: Elmhurst
 Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,679	See your recommendations report for more information
Over 3 years you could save*	£1,770	

*based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£1167.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£603.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit www.greener-scotland.org or contact Home Energy Scotland on 0800 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

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