



217b Holburn Street

AB10 6bL

ledingham
chalmers
estate agency



Lounge



Bedroom

217b Holburn Street
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Beautifully Presented Spacious One Bedroom First Floor Flat

- Beautifully Presented One Bedroom Flat
- Sizeable Accommodation throughout
- Ample Storage
- Walk In Condition
- Communal Terrace with secure entry system
- Gas Central Heating & Double Glazing



1 bed.



1 bathrooms.



1 public rooms.

Beautifully Presented Spacious One Bedroom First Floor Flat

Forming part of a traditional granite tenement block in a popular city centre location this stylishly presented one bedroom first floor flat is offered for sale. The building has a tidy communal hallway, secure gate and door entry system, The rear communal roof terrace offers a charming degree of outdoor space to enjoy. The flat itself offers well-proportioned living accommodation with fresh neutral decoration, original wood flooring to the lounge and quality carpeting throughout. The front facing lounge has been beautifully presented with wood flooring, a large picture window and feature wall decor flanked by alcoves with spotlights and shelves to both. The kitchen features a comprehensive range of cabinets with co-ordinating work tops, it has an electric oven and grill, washing machine, it has an electric oven and grill, washing machine, fridge freezer and a window to the side. The double bedroom overlooks the rear roof terrace and has ample space for a variety of free standing furniture. There is generous storage with a range of built in wardrobes. The bathroom completes the layout and comprises a bath with electric shower and sink inset to a vanity unit with storage cupboards. This delightful flat would be an excellent opportunity for first time buyers and buy to let investors. Internal inspection is strongly recommended to fully appreciate its many qualities, offered for sale in easy to move into order, with an early entry provided if necessary. There is ample on street parking in the vicinity available with a residents parking permit from Aberdeen City Council. There is a large shed for outside storage and access to a communal shed for additional storage if required.



Kitchen



Bathroom

Accommodation and plans

Entrance Hallway	9'0" x 7'8"	2.74m x 2.34m
Lounge	15'1" x 11'10"	4.6m x 3.61m
Bedroom	14'2" x 12'2"	4.32m x 3.71m
Bathroom	4'7" x 8'7"	1.4m x 2.62m
Kitchen	5'3" x 9'9"	1.6m x 2.97m

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Directions

From the west end of Union Street turn left at the traffic lights onto Holburn Street. Number 217 is located close to the roundabout, above a row of retail units on the left hand side of the road, and accessed via a secure gate on Strachan Lane.

Arrange a viewing

Viewing By Appointment Telephone [07872 167 201](tel:07872167201) or By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.