



624 Holburn Street | Aberdeen | AB10 7JQ

Two Bedroom First Floor Flat

Offers Over £110,000

We offer for sale this two bedroom first floor flat in the most convenient of city centre locations, offering attractive and spacious accommodation. The property is ideally situated for the city centre in addition to being within a short distance of Robert Gordons University, being an ideal buy to let opportunity. The property further benefits from a quiet setting, sharing its communal entrance with one other property and benefiting from a utility/storage space on the landing and pleasant rear garden.

The accommodation itself comprises of a welcoming entrance hallway which provides access to all further accommodation in the property. The lounge is situated to the front of the property and enjoys a bright outlook thanks to several large windows allowing an abundance of natural light. The room is capable of hosting a range of furniture and features an attractive fireplace mantel piece with electric fire below. The kitchen is situated to the rear and has been fitted with a range of base and wall units providing ample storage along with a large storage cupboard, a most useful feature.

The property further features two well proportioned double bedrooms, both of which offer space for a variety of bedroom furnishings and have been finished in a neutral decor in keeping with the rest of the property. The shower room has been fitted with a white suite comprising a w.c. hand wash basin and enclosure shower cubicle.

In addition to this, the property benefits form a storage cupboard located in the well maintained communal hallway which offers light and power and is currently utilised as a utility space for further white goods.

Externally, the property offers a well maintained shared rear garden primarily laid to lawn accessible via a locked side gate. There is also further shared storage and a private outhouse located to the rear.

ACCOMMODATION

- Lounge
13'3" x 12'3" (4.04m x 3.73m) approx.
- Kitchen
10'3" x 5'6" (3.12m x 1.68m) approx.
- Double Bedroom
10'6" x 8'4" (3.2m x 2.54m) approx.
- Double Bedroom
13'8" x 9'3" (4.17m x 2.82m) approx.
- Shower Room
7'7" x 4'9" (2.31m x 1.45m) approx.

Gas Central Heating

Double Glazing

Rear Garden

EPC Band - D



Lounge



Lounge



Kitchen



Kitchen



Double Bedroom



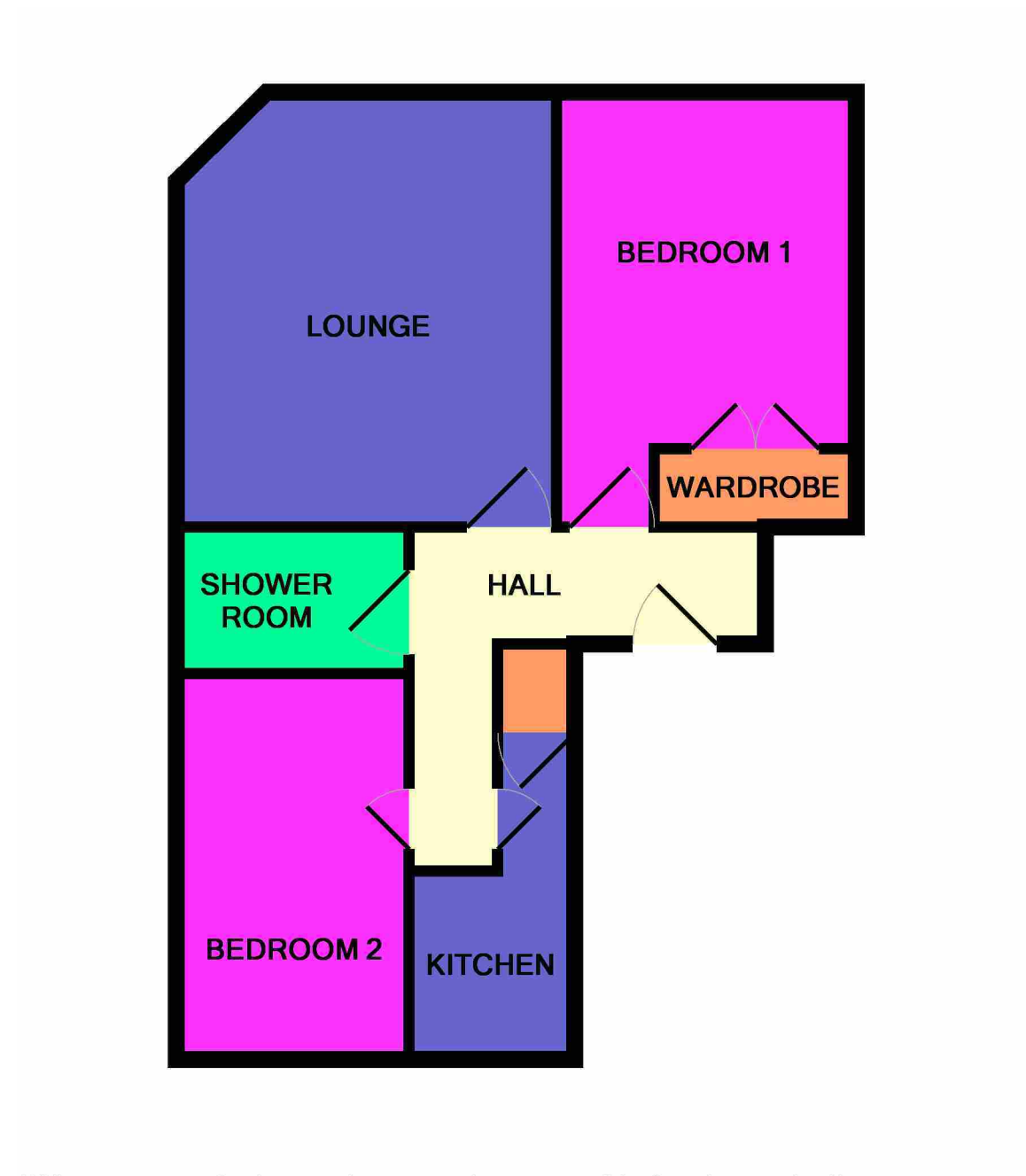
Double Bedroom



Bathroom



Communal Hallway



Floorplan

Property location



Directions: Travel west along Union Street, turning left at the Holburn junction onto Holburn Street, continue onwards travelling over the next two roundabouts to continue onwards on Holburn Street. The property is located on the right hand side towards the end of this road.

Location This property enjoys a particularly central location, close to a good public transport system making most parts of Aberdeen relatively easily accessible. The property is close to Aberdeen's main shopping thoroughfare with a host of shops, pubs, clubs, restaurants and leisure activities being available

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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 close 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.