



46 (TFR) Holburn Road | Aberdeen | AB10 6ET

Two Bedroom Top Floor Flat

Offers Over £95,000

We are pleased to offer for sale this two bedroom top floor flat, which enjoys the most convenient of locations within the city centre of Aberdeen. The property offers well proportioned and versatile accommodation, that although requiring some renovation, offers huge potential for development for a purchaser to truly make the property their own.

The accommodation firstly comprises of a welcoming entrance hallway providing access to all accommodation within the property. The lounge is ideally situated to the rear of the property and focused around the feature fireplace whilst also offering a large bay window which in turn floods the room with natural light.

The kitchen enjoys a front aspect and is currently fitted with a variety of base units, the room could also offer space for casual dining if configured in a way to do so. The property offers two bedrooms, both of which are capable of hosting a range of furnishings.

The bathroom is of a generous size and has been fitted with a suite comprising a w.c., hand wash basin and shower over bath.

As is made clear from the digitally rendered images included within the schedule, the property offers huge potential following renovation whilst its appeal is further enhanced due to the much sought after location with a huge variety of local amenities including unique and popular cafes, shops etc.

ACCOMMODATION

Lounge
13'3" x 10'4" (4.04m x 3.15m) approx.

Kitchen
11'2" x 10'7" (3.4m x 3.23m) approx.

Bedroom One
11'7" x 8'4" (3.53m x 2.54m) approx.

Bedroom Two
11'9" x 9'8" (3.58m x 2.95m) approx.

Bathroom
8'4" x 5'7" (2.54m x 1.7m) approx.

Gas Central Heating

Double Glazing

Prime City Centre Location

EPC Band - C



Lounge



Lounge - Digital



Kitchen



Bedroom 1



Bedroom 1 - Digital



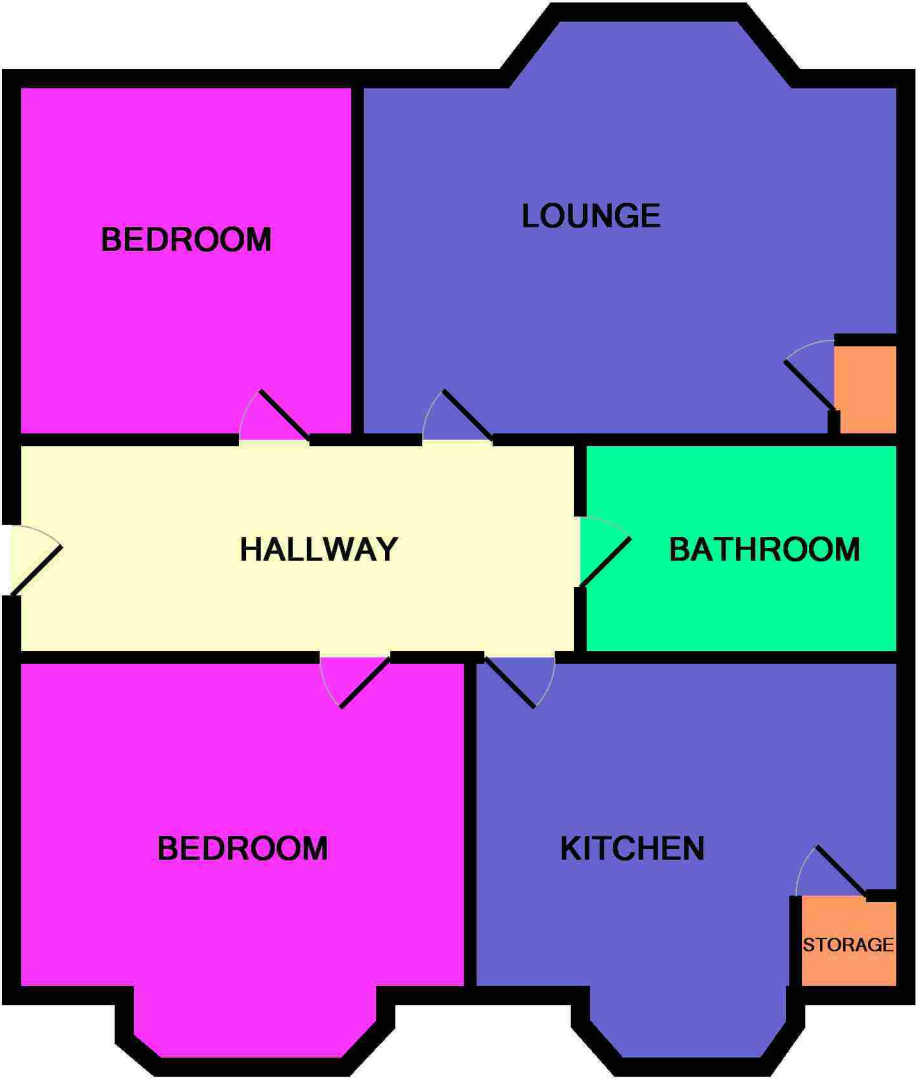
Bedroom 2



Bathroom



Garden



Floorplan

Property location



Directions Travelling West on Union Street, continue onto Holburn Street and turn right at the first set of traffic lights onto Great Western Road. At the next set of traffic lights turn left onto Holburn Road and the property is located along on the left hand side.

Location Holburn Road is situated between Broomhill Road and Great Western Road, ideally placed for the city centre with its many shopping and recreational facilities. There is also a range of local amenities and excellent public transport to many parts of Aberdeen. On Holburn Street there is also a bus route which gives direct access across to the Bridge of Dee and Robert Gordon University complex.

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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.