



628 Holburn Street | Aberdeen | AB10 7JQ

Two Bedroom First Floor Flat in Convenient Location

Offers Over £99,995

Enjoying a convenient location with many amenities available nearby, we offer for sale this attractively presented two bedroom first floor flat which forms part of a traditional granite building.

The property offers a good level of accommodation, accessed via the communal hall and stairway. The flat itself is entered into the internal hallway, giving way to the front facing lounge with tall window allowing excellent natural light. The feature wall is finished in a vibrant shade, with fitted alcove storage on either side.

The contemporary kitchen is fitted with a range of modern grey gloss wall and base units, cleverly designed to make the most of the space available. Integrated is an electric hob and oven with space for further free-standing appliances.

There are two double bedrooms each having ample space for free-standing furniture, one located to the front of the property and the other to the rear.

The home is completed by an attractive shower room, fitted with a modern white suite, vanity unit and large shower compartment with mains shower.

Outside, the shared garden to the rear is extensively laid to lawn.

ACCOMMODATION

Lounge
12'7" x 11'0" (3.84m x 3.35m) approx.
Kitchen
7'7" x 4'9" (2.31m x 1.45m) approx.
Bedroom 1
12'7" x 8'8" (3.84m x 2.64m) approx.
Bedroom 2
11'2" x 6'4" (3.4m x 1.93m) approx.
Shower Room
7'7" x 4'3" (2.31m x 1.3m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Lounge



Kitchen



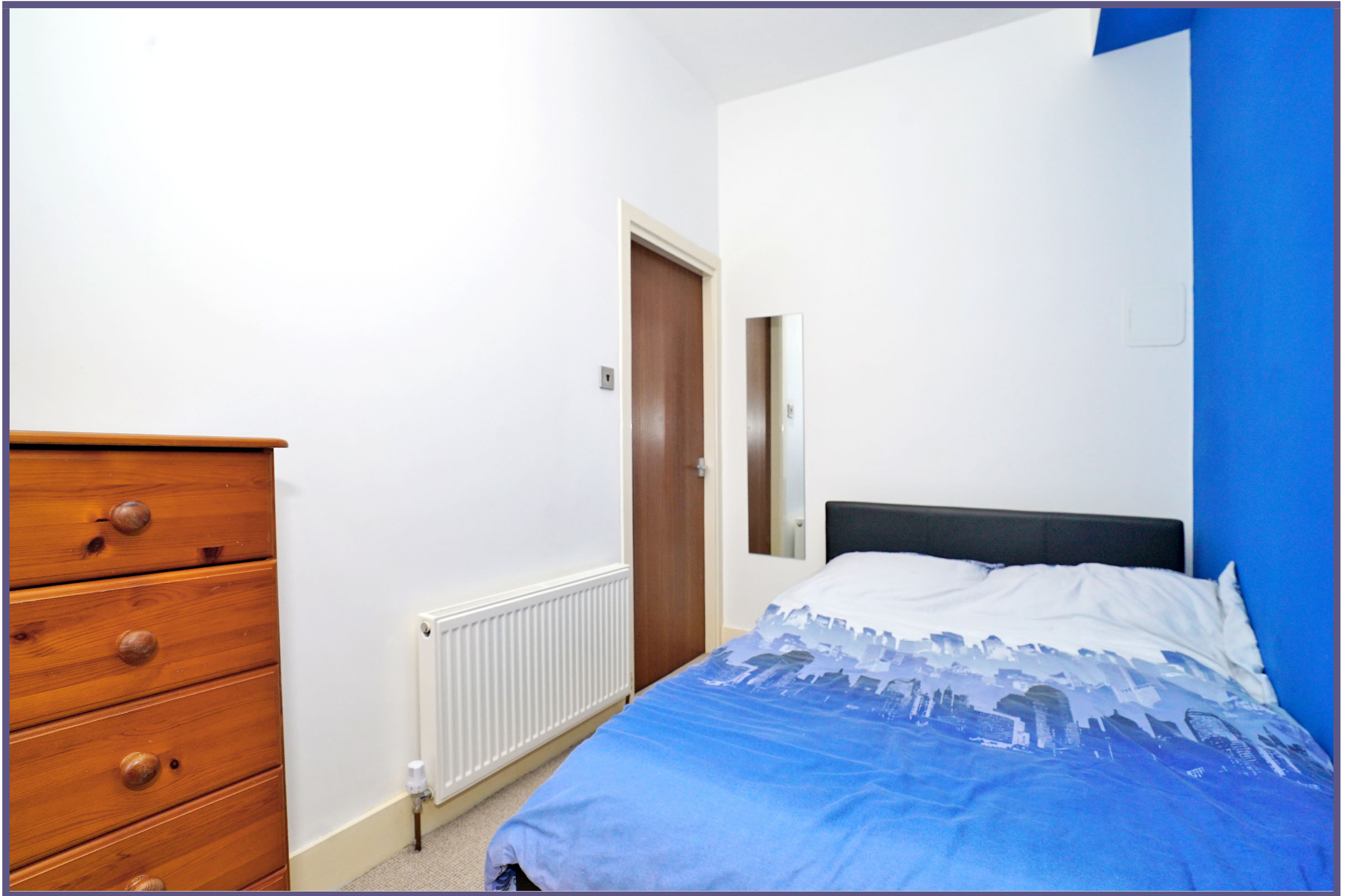
Bedroom 1



Bedroom 1



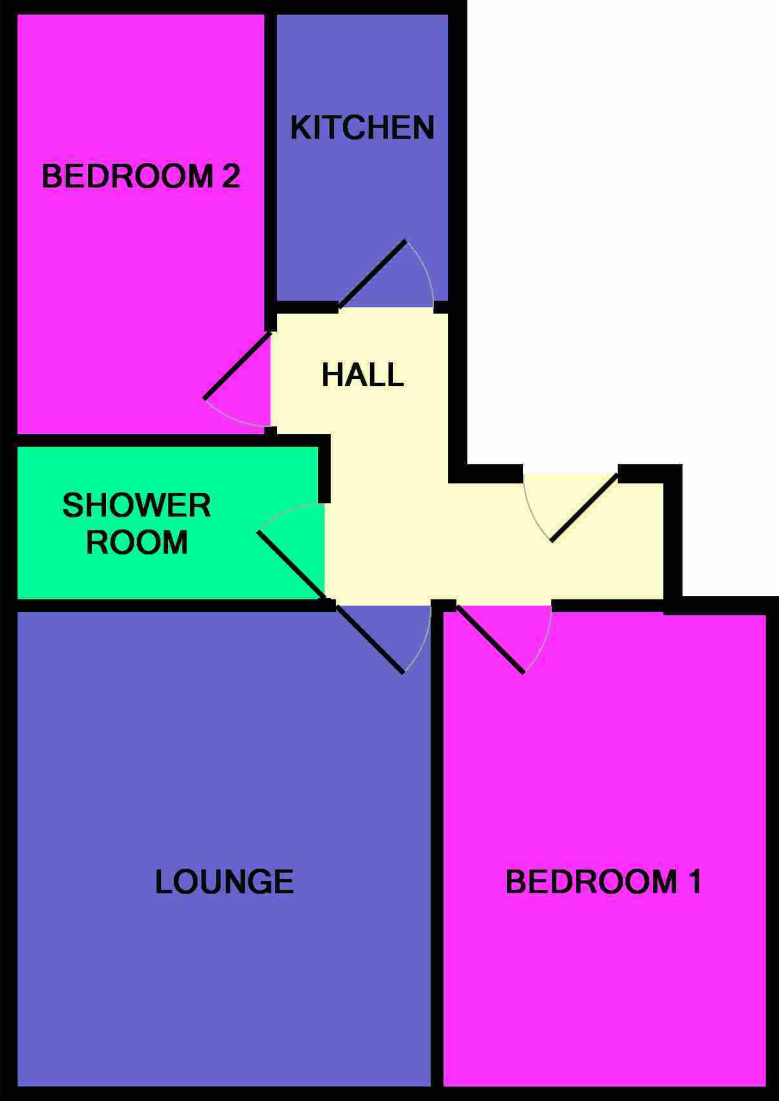
Bedroom 2



Bedroom 2



Shower Room



Floorplan

Property location



Directions

Travel west on Union Street, turning left onto Holburn Street. Continue ahead for some distances, passing across two roundabouts. The property is located to the far end on the right hand side.

Location

Holburn Street is an area well served by local shops, supermarkets and public transport facilities. The location is close to the Aberdeen ring road and offers easy access to most parts of the city. The Robert Gordon University Campus is also situated nearby as is the Duthie Park with its many attractions including the Winter Gardens.

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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.