



22 Holburn Road | Aberdeen | AB10 6EU

Three Bedroom First Floor Flat

Offers Over £149,000

Situated to the west of the city centre, we offer for sale this three bedroom flat occupying the whole of the first floor within a traditional granite tenement building.

The property offers well proportioned accommodation, which with a little modernisation would provide an excellent home for a range of purchasers.

The home is entered into the hallway, giving way to the front facing lounge with central fireplace and twin alcoves.

The kitchen is fitted with a range of wall and base units overlaid with roll front work surfaces and incorporating free-standing appliances and a stainless steel sink and drainer.

The three double bedrooms are each of double proportions and offer ample space for free-standing furniture, with the largest of the three also boasting built in triple wardrobes.

The home is completed by the family bathroom with three piece suite and electric shower over the bath.

Outside, the property benefits from a well maintained garden comprising shared and exclusive areas, as well as an exclusive outhouse.

## ACCOMMODATION

Lounge

14'0" x 12'2" (4.27m x 3.71m) approx.

Kitchen

10'2" x 7'0" (3.1m x 2.13m) approx.

Bedroom

13'7" x 10'2" (4.14m x 3.1m) approx.

Bedroom

12'4" x 10'0" (3.76m x 3.05m) approx.

Bedroom

11'9" x 10'1" (3.58m x 3.07m) approx.

Bathroom

7'7" x 4'8" (2.31m x 1.42m) 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**



**Bedroom**



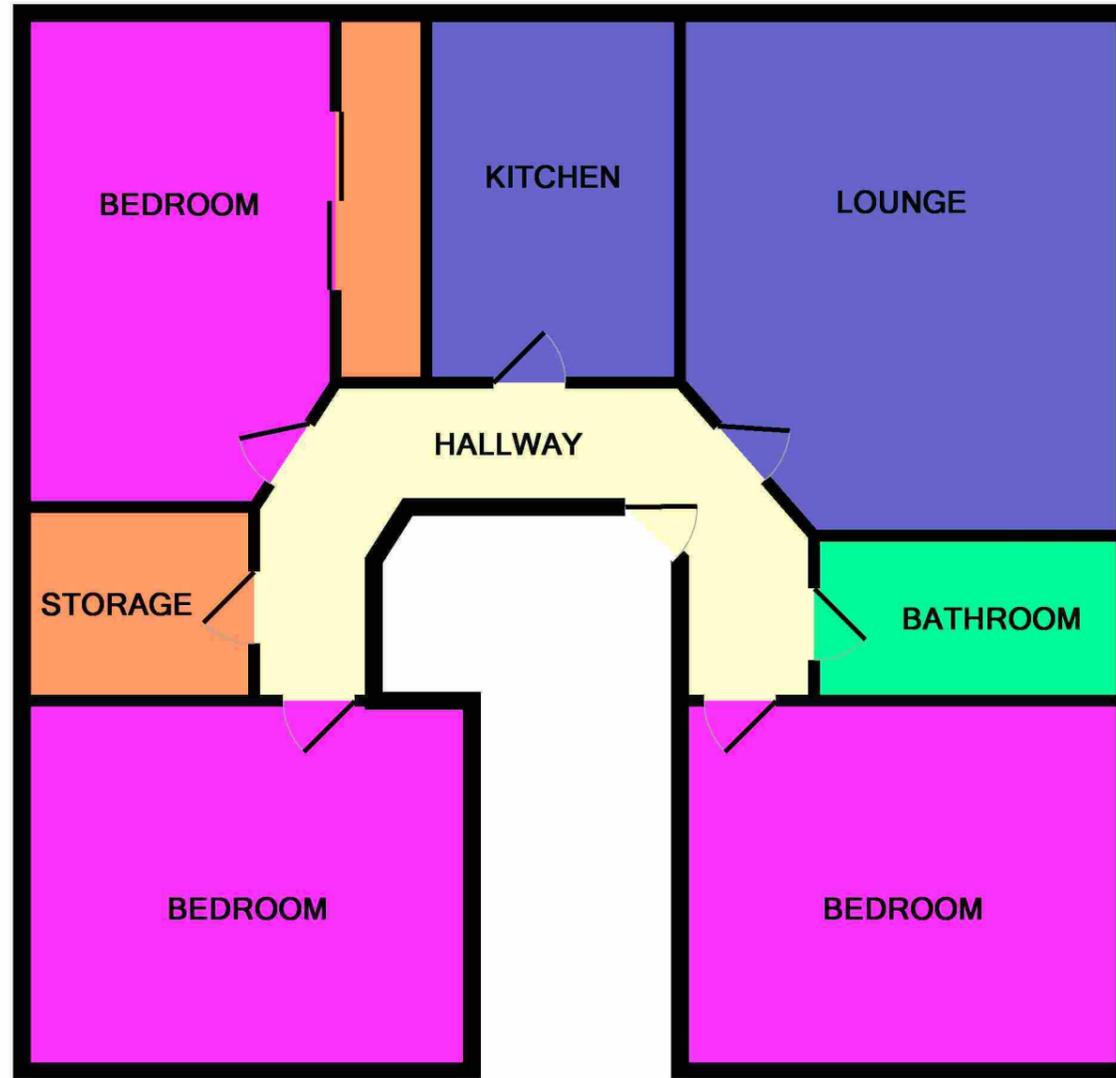
**Bedroom**



**Bathroom**

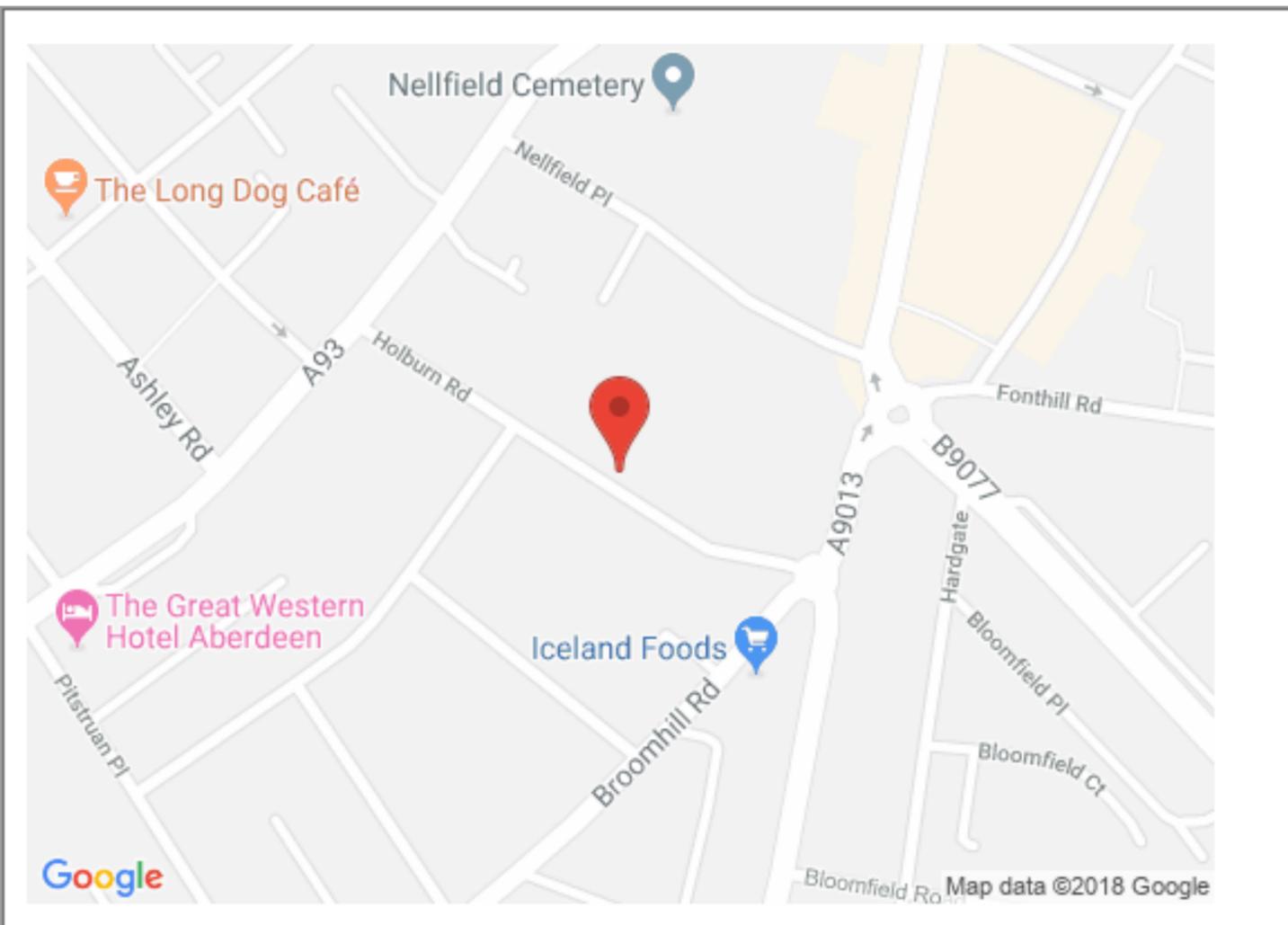


**Garden**



**Floorplan**

## Property location



## Directions

Travelling from Union Street continue onto Holburn Street, at the first set of traffic lights turn right onto Great Western Road. Continuing along Great Western Road at the first set of traffic lights turn left onto Holburn Road and No. 22 is situated 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.