



19 Hollybank Place | Aberdeen | AB11 6XR

Three Bedroom First Floor Flat

Offers Over £130,000

We offer for sale this spacious flat occupying the entire first floor of this tenement building. The property offers huge potential for development to truly create a generously proportioned and impressive space, allowing a purchase to input their own design and taste.

The property has been opened up to occupy the entire first floor offering versatile space which could be utilised in a variety of ways, allowing potential for a generous lounge with separate kitchen/dining area along with three sizeable double bedrooms.

The bathroom is situated to the end of the hall and allows space for a full bathroom suite.

The communal hallway is well maintained with communal garden space to the rear. On street parking is available by way of obtaining a permit from the local council.

#### Lounge

13'6" x 13'4" (4.12m x 4.07m) approx.

#### Kitchen

16'3" x 12'8" (4.95m x 3.86m) approx.

#### Double Bedroom

15'4" x 8'2" (4.67m x 2.49m) approx.

#### Double Bedroom

13'1" x 14'4" (3.99m x 4.37m) approx.

#### Double Bedroom

12'4" x 12'6" (3.76m x 3.81m) approx.

#### Bathroom

6'6" x 5'6" (1.98m x 1.68m) approx.

#### Gas Central Heating

#### EPC Band C



**Kitchen**



**Lounge**



**Lounge**



**Kitchen/Bedroom**



**Double Bedroom**



**Double Bedroom**





**Bathroom**



**Garden**

19 Hollybank Place



Floor plans are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors of omissions thereof will be accepted.

## Floorplan

## Property location



### Directions:

Travelling west along Union Street and continue onto Holburn Street. Proceed through the first set of traffic lights and Hollybank Place is situated on the left hand side. If you are accessing the property by car, you will have to take the next opening on your left which is Howburn Place. Continue to the end onto Hardgate, turn left and then first left into Hollybank Place.

### Location:

Hollybank Place is situated within relatively easy walking distance of Aberdeen City centre where a host of shops, restaurants, pubs, clubs and leisure activities can be found. The property is served by an excellent bus route allowing access to most parts of the City.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://www.ledinghamchalmers.com)

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.