



595A Holburn Street,
Aberdeen, AB10 7JN

**ledingham
chalmers**
estate agency



Lounge / Diner / Kitchen



Lounge / Diner / Kitchen



Lounge / Diner / Kitchen

Executive two bedroom ground floor apartment with exclusive parking

- Executive ground floor flat
- Impressive open plan lounge and dining kitchen
- Immaculately presented throughout
- Two double bedrooms, both with ensuite access
- Ample storage found throughout
- Exclusive parking space, with room for visitors



Two beds.



Two bathrooms.



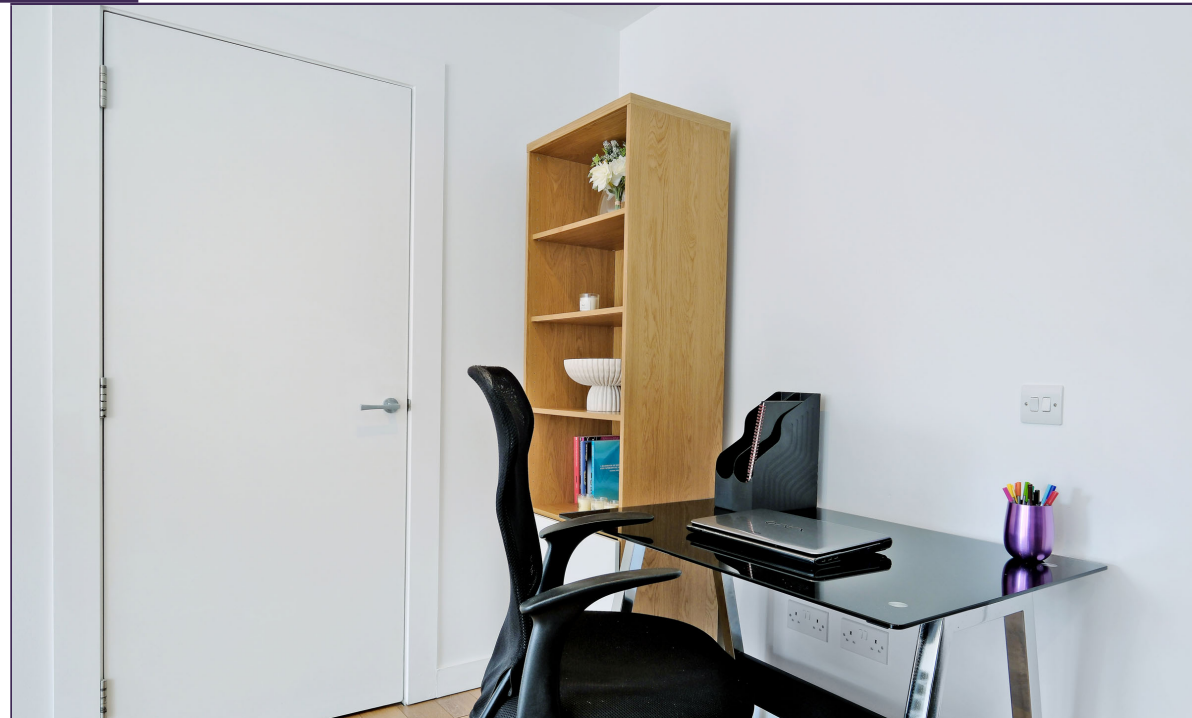
One public room.

We are delighted to offer for sale this executive two bedroom ground floor apartment, situated in the heart of the city with private parking and within close proximity of the beautiful walks along the River Dee.

Presented in immaculate condition throughout, this executive apartment offers well proportioned accommodation finished to a high specification. Tasteful modern decor, co-ordinating flooring and excellent storage further enhance the sense of quality, allowing any buyer to move in with ease.

The building is entered via a security entry system, with the apartment located on the ground floor. The open plan lounge / dining kitchen is undoubtedly the heart of the home. The kitchen features an extensive range of white gloss wall and base storage units with co-ordinating work surfaces. Integrated appliances include washing machine, fridge/ freezer, microwave, oven and hob with extractor hood over. The boiler is neatly housed within a cupboard to the left-hand side of the kitchen. There is ample space for a dining table and chairs. The lounge is filled with natural light from floor to ceiling windows, with a sliding glazed door opening onto the rear of the development. The room is completed by a useful study nook, which provides an ideal home working space along with a large storage cupboard houses the electricity and gas meters.

A centrally placed shower room has been well designed and incorporates a walk-in shower enclosure, built-in storage vanity unit with inset sink, WC and towel rail. The shower room also benefits from Jack-and-Jill access, providing the second bedroom with convenient ensuite facilities when required.



Lounge / Diner / Kitchen



Bedroom



Bathroom



Bedroom

There are two spacious double bedrooms located to the front of the building, with both benefiting from sizeable built-in wardrobes. The second bedroom enjoys direct access to the shower room, while the principal bedroom benefits from exclusive access to the bathroom.

The bathroom comprises a bath with shower, WC, hand wash basin and towel rail.

The development's communal areas are well maintained by an appointed factor, with a monthly fee being payable. An allocated parking space is located to the rear, together with ample visitor parking.

This executive apartment would make an ideal purchase for professionals, couples or those seeking a stylish city home with private parking.

The location is ideal for easy access to the city centre, nearby business parks and local employment hubs, while Robert Gordon University is less than five minutes away by car.

Early inspection is highly recommended to appreciate the excellent standard of accommodation plus the stunning views this ground floor apartment has to offer.

Accommodation

Lounge / Diner / Kitchen	18'8" x 21'4"	5.69m x 6.5m
Bedroom	9'8" x 10'4"	2.95m x 3.15m
Bathroom	0" x 0"	0m x 0m
Bedroom	9'8" x 10'10"	2.95m x 3.3m
Ensuite	5'4" x 10'10"	1.63m x 3.3m



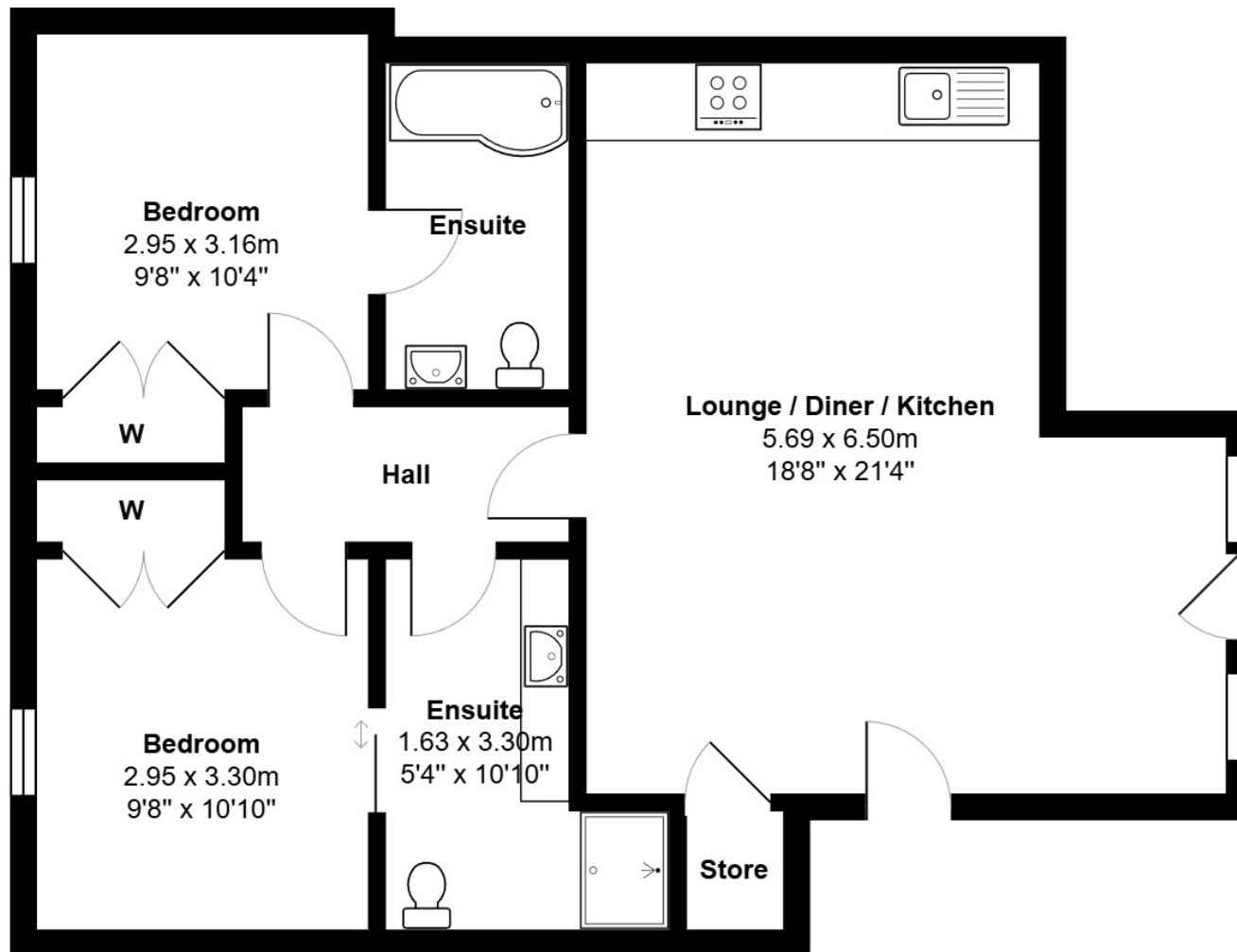
Bathroom



Car parking

Floorplan

595a Holburn Street



Directions

Traveling West on Union Street, exit into Holburn Street.
Continue along and at the first roundabout, take the third exit.
At the second round about take the first exit and continue
along Holburn Street for another 0.8 miles approximately.
Number 595A is located on the left hand side clearly indicated
by a For Sale Sign.

Location

Holburn Street is a very popular residential location, within the heart of the city centre. A wide range of local amenities are close by, and the property is within walking distance of the shopping centre at Bridge of Dee with its superstores, and the Robert Gordon's Campus at Garthdee. Regular public transport is readily available to many parts of the city and Anderson Drive is close by, giving easy access to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. Lovely riverside walks along the Dee and to Duthie Park with its renowned Winter Gardens are within a short walking distance.

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 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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com