



553 Holburn Street,
Aberdeen, AB10 7LH

Offers over **£300,000**

**ledingham
chalmers**
estate agency



Lounge



Family/dining room



Kitchen

Immaculate and spacious three bedroom detached granite home with peaceful rear garden

- Instantly appealing detached granite home
- Deceptively spacious throughout
- Presented in true move-in condition
- High quality modern kitchen and bathroom
- Versatile living accommodation over two floors
- Peaceful rear garden with area of decking



Three beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this truly spectacular three bedroom detached granite family home, which has been well maintained both internally and externally to an extremely high standard, creating a most special home.

Set back from Holburn Street, the property has a striking front aspect with immaculate front garden setting the tone for the quality found throughout this home. The architecture is also truly unique, setting it apart from neighbouring properties.

The property is accessed from the front, via a gated pathway through the manicured front garden. A modern black door gives a sleek look and access into the welcoming internal hallway which in turn leads onto most of the ground floor accommodation and a large walk-in storage cupboard which is fitted with light and power and is currently used as a utility cupboard.

Viewers will surely be impressed with the light and airy lounge with elegant proportions and large dual aspect windows which overlook the garden to the front. Natural light floods the room to give a relaxing atmosphere. The owners have cleverly landscaped the front garden so this room can enjoy leafy green views from most angles, with a traditional stone wall enhancing the feeling of privacy. The room features two curved alcoves, ceiling rose, ceiling cornice and feature fire place which all add interest to the room. Quality cream carpeting and neutral wallpapering finishes the room off perfectly.

The family/dining room is a charming room, with space for both socialising and relaxing. The room offers great versatility and works well for modern family living. There is lovely dual aspect views over the front and rear of the property, with an alcove space being the ideal spot for a dining table and chairs. The room is decorated in modern neutral tones with quality cream carpeting and feature fire place.



Bedroom



Bedroom



Bedroom



Bathroom

The quality kitchen leads on from the family/dining room and is fitted with a comprehensive range of wall and base mounted units and plenty of work surface area. There is a breakfast bar, allowing for informal dining. All integrated and free standing appliances will be included in the sale and include hob, extractor hob, oven, microwave, fridge/freezer, dishwasher and washing machine. The room is finished with crisp white walls, ceiling spot lights and door to the rear garden.

The first of three bedrooms has a rear aspect and is a large double in size. There is ample space for a variety of free standing furniture as required. The décor here is tasteful, light and airy, with a grey carpet being fitted in recent months.

Ascending the carpeting staircase, the property offers further sleeping accommodation and modern bathroom with separate shower on the first floor.

The second bedroom is an excellent size, with curved sloping ceilings adding character to the room without impacting floor place. The room boasts two large built-in wardrobes with sliding mirrored doors and alcove space with front facing window.

The third bedroom is as an excellent sized double bedroom, again with the charming sloping ceilings and built-in wardrobe with sliding mirrored doors. This room is enhanced further by the arched window to the front.

Completing the accommodation is the modern bathroom comprising free standing bath, wall mounted vanity unit with inset sink, wc and chrome towel rail. A separate shower enclosure is found to the left of the bathroom.

Outside, at the back there is an attractive patio, area of lawn and separate area of decking which is perfectly placed for the afternoon sun. The garden offers privacy and tranquillity.

Accommodation

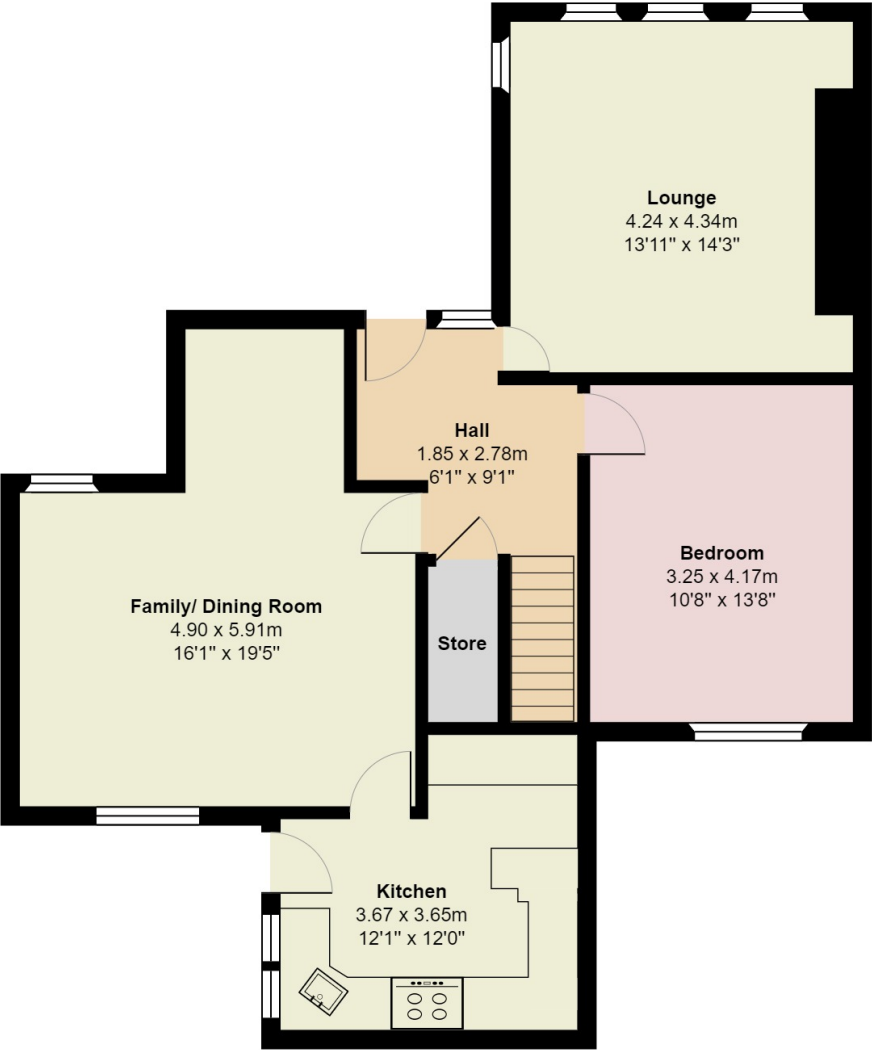
Lounge	13'11" x 14'3"	4.24m x 4.34m
Family/dining room	16'1" x 19'5"	4.9m x 5.92m
Kitchen	12'1" x 12'0"	3.68m x 3.66m
Bedroom	10'8" x 13'8"	3.25m x 4.17m
Bedroom	12'8" x 15'1"	3.86m x 4.6m
Bedroom	12'7" x 14'2"	3.84m x 4.32m
Bathroom	10'0" x 7'7"	3.05m x 2.31m
Shower room	5'10" x 6'2"	1.78m x 1.88m



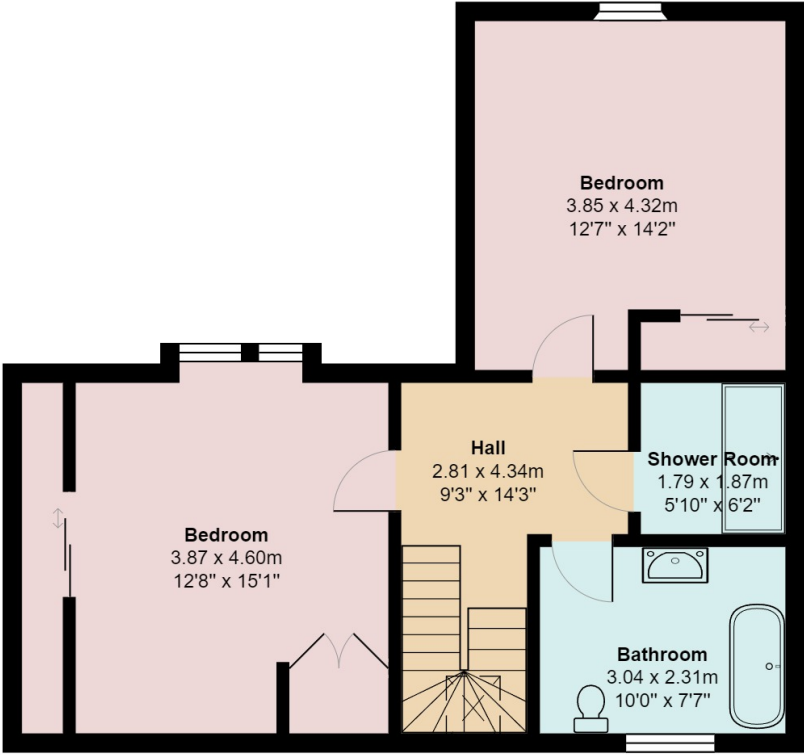
Rear garden



Rear garden



Ground Floor



First Floor

Directions

From the West End of Union Street veer to the left at the traffic lights on to Holburn Street. Continue through the traffic lights with Willowbank Road. At the roundabout with Great Southern Road take the third exit and continue to the second (smaller) roundabout. Take the first exit to continue onto Holburn Street, with number 553 being located some distance on the left.

Location

Perfectly situated in an ever popular city centre location. Holburn Street has a wealth of specialist shops, cafes and restaurants. Aberdeen's vibrant city centre and West End with their extensive range of shopping, business and recreation facilities are within walking distance. The property is also conveniently located in close proximity to the main hospital complexes serving the city. The city centre with all its associated amenities is within walking distance whilst regular bus services are also available. The property is also well placed for access to the retail park at Bridge of Dee, the David Lloyd Health Club and the Robert Gordon University Garthdee campus. It is also within relatively easy walking distance to Duthie Park and its many attractions.

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

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