



85 Holburn Street, First Floor Left,
Aberdeen, AB10 6BQ

Offers over **£93,000**

**ledingham
chalmers**
estate agency



Kitchen



Bedroom

**85 Holburn Street, First Floor Left,
Aberdeen, AB10 6BQ**

Two bedroom first floor flat

- Ideal City Centre location
- Many local amenities within close proximity
- Two well proportioned Double Bedrooms
- Spacious Lounge with space for both living and dining
- Modern Kitchen with appliances included
- Sleek Shower Room with modern finishes



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this impressive two bedroom first floor flat which is situated within a popular city centre location.

Forming part of a traditional granite building, the well kept communal hallway is protected by a security entry system with the flat benefiting from a shared landing cupboard. The flat itself is beautifully presented throughout with the added comforts of gas central heating, double glazed windows and modern decor throughout.

Upon entering this beautiful flat, the welcoming entrance hallway boasts excellent built-in storage and leads to the elegant lounge which enjoys a quiet position to the rear and a feature wall with alcoves at either side.

The stylish kitchen is fitted with a selection of base and wall storage cabinets with co-ordinating work surfaces, asterite type sink with drainer, gas hob with electric oven below and a range of further freestanding appliances, all of which are to be included as part of the sale.

There are two well proportioned bedrooms, both fitted with quality carpeting, neutral decor and built-in wardrobes with stylish sliding mirrored doors.

Completing the internal accommodation, the sleek shower room is fitted with a shower enclosure and WC and wash hand basin set into vanity unit.

Viewing is essential to appreciate this beautiful flat on offer.



Bedroom



Shower Room

Accommodation and plans

Lounge	14'8" x 13'9"	4.47m x 4.19m
Kitchen	7'1" x 9'11"	2.16m x 3.02m
Bedroom	11'5" x 9'2"	3.48m x 2.79m
Bedroom	10'6" x 9'2"	3.2m x 2.79m
Shower Room	7'8" x 9'11"	2.34m x 3.02m

Directions

From the West End of Union Street, proceed left onto Holburn Street and the property is located before the first set of traffic lights on the left hand side.

Location

The property's prime location offers easy walking distance to the city centre, providing access to a wide range of amenities. Nearby, you'll find independent shops, supermarkets, leisure and recreational facilities, renowned restaurants, wine bars, and regular public transport services. Excellent road links allow for convenient access to Robert Gordon University's Garthdee Campus, the retail and leisure outlets at Bridge of Dee, the offices at Tullos and Altens related to the oil industry, as well as other parts of the city. Duthie Park, featuring the acclaimed Winter Gardens, is within close proximity, and pleasant walks along the banks of the River Dee are easily accessible from the property.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

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.

85 Holburn Street FFL

