



582 Holburn Street,
Aberdeen, AB10 7LJ

**ledingham
chalmers**
estate agency



Lounge



Family room



Kitchen

Deceptively spacious four bedroom home with an elevated position

- Convenient city centre location
- Versatile living accommodation over two floors
- Open plan lounge and family room
- Four bedrooms, two with built-in furniture
- Bathroom/shower room located on both floors
- Peaceful rear garden with large area of patio



Four beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this imposing four bedroom semi-detached home which enjoys an elevated position in a convenient city centre location.

The property is accessed from the front, via an attractive slabbed staircase rising to the front garden and entrance door. A modern brown door gives access into the welcoming internal hallway which in turn leads onto most of the ground floor accommodation and two large walk-in storage cupboards which are fitted with light. An extensive basement is accessed via the cupboard below the stairs and offers an excellent level of additional storage space.

Viewers will surely be impressed with the light and airy lounge, which is set on open plan with the family room, with both boasting elegant proportions and large windows which overlook the garden to the rear. Natural light fills the rooms to give a relaxing atmosphere. The family room is enhanced further by glazed patio doors which give direct access to the slabbed patio and beyond onto the garden, enhancing the indoor door outdoor flow and making this an enviable social and entertaining space which is perfect for family life.

The kitchen is well-equipped with an extensive range of light wood wall and base units in a U-shape formation with contrasting brown work surface and tiled splashback. Integrated and free standing appliances include a gas hob, chimney extractor fan, oven, washing machine and fridge/freezer. The room is large enough for a small dining table and chairs, perfect for informal dining. There is a partially glazed door which leads to the rear garden.



Bedroom



Bathroom



Bedroom



Bedroom

There are two large double bedrooms, both located to the front of the property. The larger of the two benefits from a wide range of fitted furniture including wardrobes, cupboards, side tables and vanity unit.

The ground floor accommodation is completed by the centrally located family bathroom comprising shower enclosure, corner bath, storage vanity unit with inset sink, WC, laminate flooring and a mixture of tiling and aqua panelling to the walls.

Ascending the carpeted staircase to the upper floor is where further sleeping accommodation and shower room can be found.

A spacious double bedroom enjoys dual aspect views to the front and rear of the property and features fitted furniture including shelving, cupboards and a large desk. A second bedroom can be found towards the rear and enjoys a peaceful and secluded outlook. There is access from this bedroom into a large eaves storage cupboard, where the modern boiler is located.

The shower room is a great asset to this fine home and comprises shower enclosure with electric shower, storage vanity unit with inset sink and WC. There is also a walk-in shelved cupboard.

Outside, the property enjoys a position set back from Holburn Street, with the front garden being accessed via a staircase. This garden is laid mainly with slabbing with mature trees and shrubbery adding pops of seasonal colour. The rear garden has a secluded feeling, with the grounds being arranged over two levels. The first level is a large slabbed patio with steps up to an area of lawn and beyond to a rear gate giving lane access. There is also a sizeable log cabin which is fitted with light and power and comprises of a workshop and separate storage.

Accommodation

Lounge	16'10" x 11'0"	5.13m x 3.35m
Family room	12'10" x 9'6"	3.91m x 2.9m
Kitchen	15'3" x 8'7"	4.65m x 2.62m
Bedroom	14'1" x 13'6"	4.29m x 4.12m
Bedroom	11'5" x 14'1"	3.48m x 4.29m
Bathroom	9'10" x 8'3"	3m x 2.52m
Bedroom	10'6" x 18'11"	3.2m x 5.77m
Bedroom	11'5" x 7'1"	3.48m x 2.16m
Shower room	8'0" x 7'4"	2.44m x 2.24m
Storage	6'3" x 27'10"	1.91m x 8.49m
Basement	32'7" x 32'4"	9.93m x 9.86m



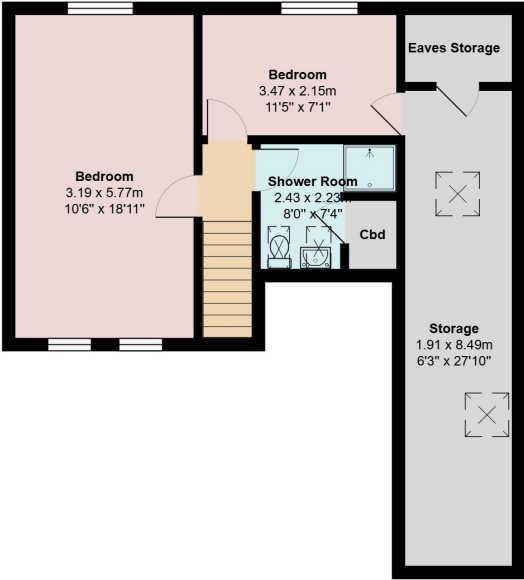
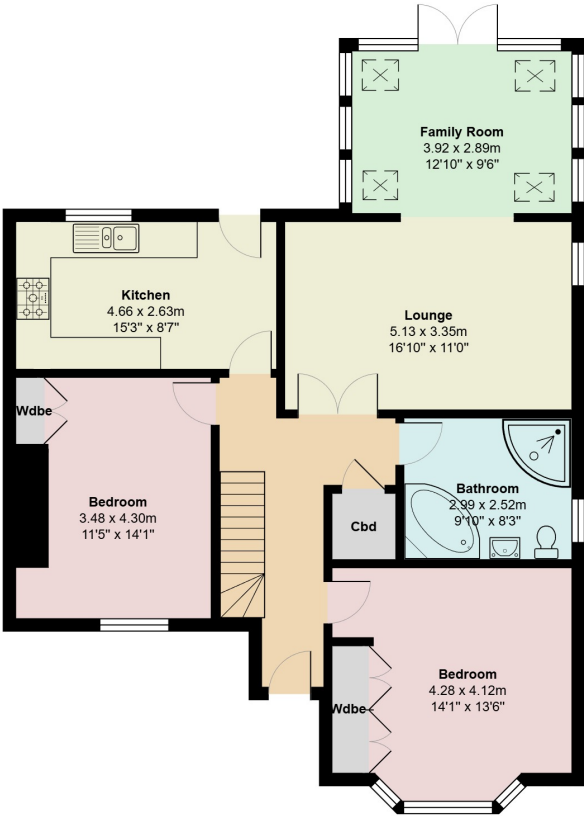
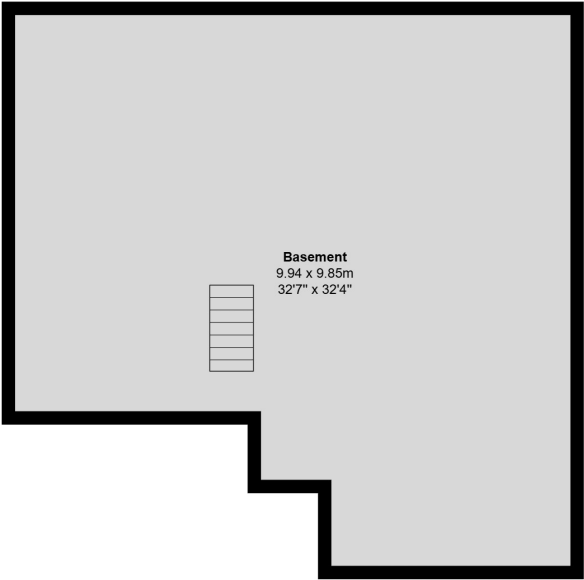
Garden Grounds



Garden Grounds

Floorplan

582 Holburn Street



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 1st exit onto Holburn street, with the property being located some distance on the right after the turn off to Ruthrieston Place.

Location

Perfectly situated in an ever popular city centre location. Holburn Street has a wealth of specialist shops, cafes and restaurants, along with being only a few minutes walk away from the Deeside Nature Trail which is a popular walk and cycle path following the disused railway line from Aberdeen to Banchory. Aberdeen's vibrant city centre and West End with their extensive range of shopping, business, recreation facilities and transport links is also within walking distance. The property is well placed for access to the retail park at Bridge of Dee, the David Lloyd Health Club and the Robert Gordon University Garthdee campus. Duthie Park is also close by which offers striking open areas of grass and immaculate garden grounds to enjoy.

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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