



374 Holburn Street,
Aberdeen, AB10 7FZ

Offers over **£235,000**

**ledingham
chalmers**
estate agency



Hallway



Dining room



Lounge

Deceptively spacious four bedroom semi-detached home

- Charming semi-detached home
- Spacious accommodation over two floors
- Traditional features found throughout
- Two sizeable public rooms with large windows
- Four generous sized bedrooms
- Ideal city centre location with great transport links



Four beds.



One bathroom.



Two public rooms.

Located mere moments from the heart of Aberdeen's bustling city centre, we are delighted to offer for sale this exceptionally spacious four bedroom family home.

Offering substantial living accommodation over two spacious floors, the property also benefits from the modern comforts of both gas central heating and double glazing.

Upon entering the property, the bright and welcoming hall boasts two under stair cupboards offering excellent storage. The sweeping wooden stair case sets an elegant tone and gives a nod towards the traditional features found within this impressive home.

The dining room is located to the front, which is sure to impress a discerning buyer. The room boasts many period features including ceiling cornice, double height skirtings, wood flooring and bay window which gives pleasant garden views. There is ample space for dining furniture as desired and a fireplace offers an elegant focal point.

The lounge is peacefully located to the rear of the property and is an ideal space to relax and unwind. The room features a large rear aspect window, neutral decor with charming fire place.

The kitchen completes the ground floor accommodation and is fitted with a range of wood fronted wall and base units, with light coloured work surfaces and splash back tiling. There is a range of integrated and free standing appliances which are to remain as part of the sale. A window above the sink gives calming views over the rear garden. There is a door giving direct access to the rear garden.



Kitchen



Bedroom



Bedroom



Bathroom

Ascending the sweeping stair case to the first floor landing gives access to four double bedrooms, a family bathroom and the loft space above via a hatch. A sky light window above the stairs ensures there is ample natural light.

A large double bedroom is located to the front of the property and affords space for a variety of free standing furniture as desired. The room also benefits from a fire place and shelved alcove.

Bedroom two and three are located to the rear with bedroom two featuring a large built-in wardrobe with sliding doors. Bedroom three has a fireplace located in the far right corner.

Bedroom four has been previously used as a home office and is fitted with two long shelves perfectly placed to the right of the window.

The conveniently located family bathroom completes the property's accommodation and is fitted with a three piece white suites with electric shower over the bath and glazed window.

Outside, the property boasts a lovely front garden, with the area to the right being exclusive to the property. There is an elegant walk way from the road to the property via a iron wrought gate. The garden boasts areas of lawn, perfectly placed flower beds and slabbed path which gives side access to the rear. The placement of mature shrubs and trees gives added seclusion and privacy from neighbours and the road.

To the rear, there is a large patio area which is exclusive to the property and makes for the ideal spots for alfresco dining and entraining, while making the most of the summer sun. There garden is shared with a small area of lawn being used as a drying green. The exclusive shed will remain as part of the sale. A gate gives access to the lane behind the property.

Accommodation

Dining room	14'1" x 16'7"	4.29m x 5.06m
Lounge	12'8" x 16'6"	3.86m x 5.03m
Kitchen	12'2" x 19'9"	3.71m x 6.02m
Bedroom	12'0" x 14'0"	3.66m x 4.27m
Bedroom	11'11" x 15'4"	3.63m x 4.67m
Bedroom	8'2" x 17'0"	2.49m x 5.18m
Bedroom	8'3" x 9'7"	2.52m x 2.92m
Bathroom	8'0" x 4'9"	2.44m x 1.45m

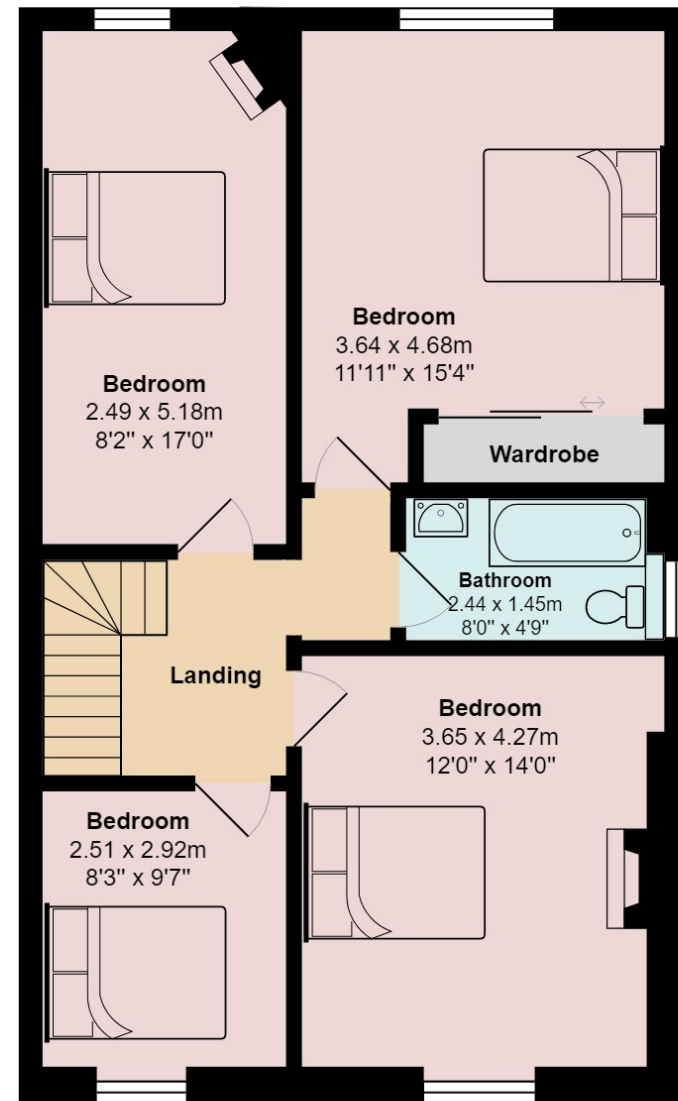
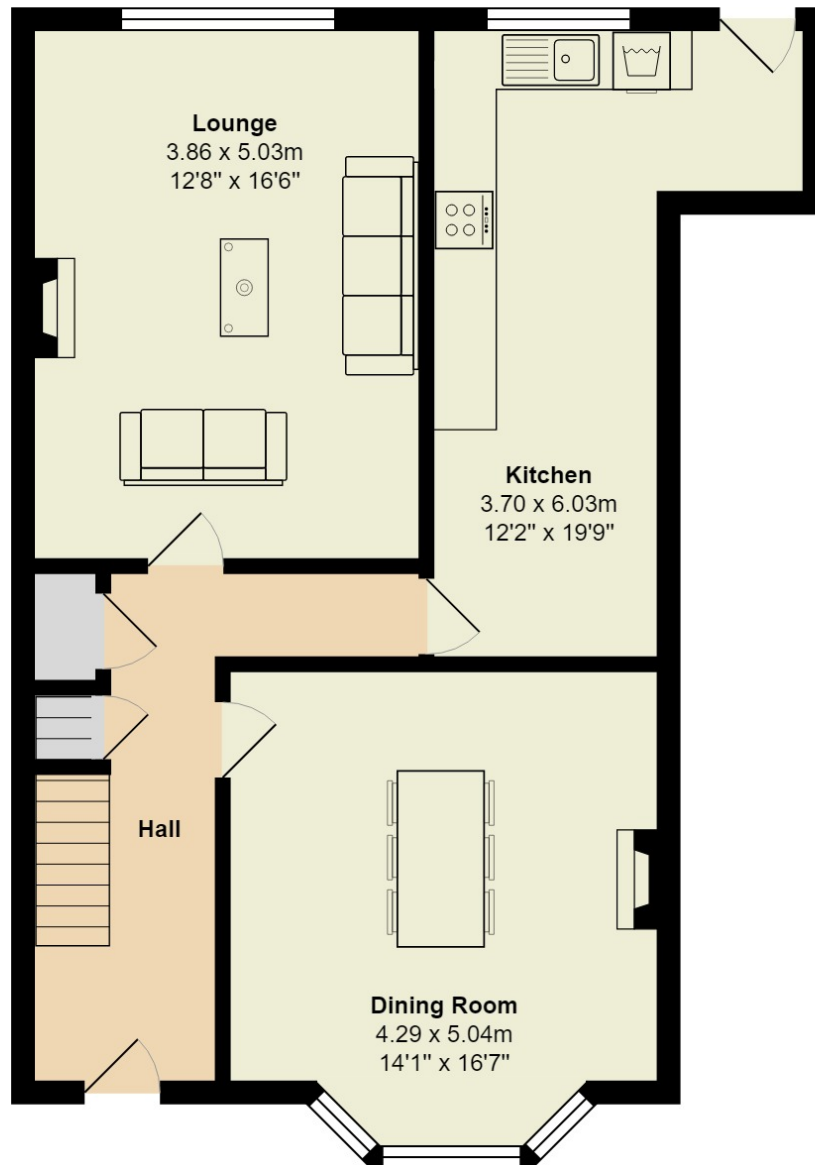


Front garden



Rear garden

Floorplan 374 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 a short distance on the right.

Location

Regular public transport is readily available to many parts of the city. Anderson Drive is close by, therefore giving easy access to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.