

2C Holland Place

ABERDEEN, AB25 3UW



*SPACIOUS TWO-BEDROOM AND TWO
BATHROOM FIRST FLOOR FLAT*



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No 2c Holland Place, communal hallway is protected by a security entry system which is maintained on contract along with the outside areas and secure parking. The apartment itself is beautifully maintained and features gas central heating, double glazed windows along with tasteful décor throughout providing a truly excellent purchase that would suit the professional couple, potential first-time purchase or a fantastic buy-to-let.

PROPERTY FEATURES

- First Floor Flat
 - 2 Double Bedrooms
 - En-Suite Shower Room
 - Family Bathroom
 - Full double glazing and gas central heating
 - Neutral decor throughout
 - Security entry system, with barrier parking
 - Factor in place for maintaining and upkeep communal areas
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The property comprises a security entry system leading to a communal stairway: an internal hallway leading to all other rooms, a well-proportioned lounge, a modern fitted dining kitchen with some integrated appliances.

Two double spacious and bright bedrooms with fitted wardrobes and completing the accommodation is the stylish bathroom with shower over the bath.

The property is serviced with mains water and drainage, gas and electricity.





Bedroom 1



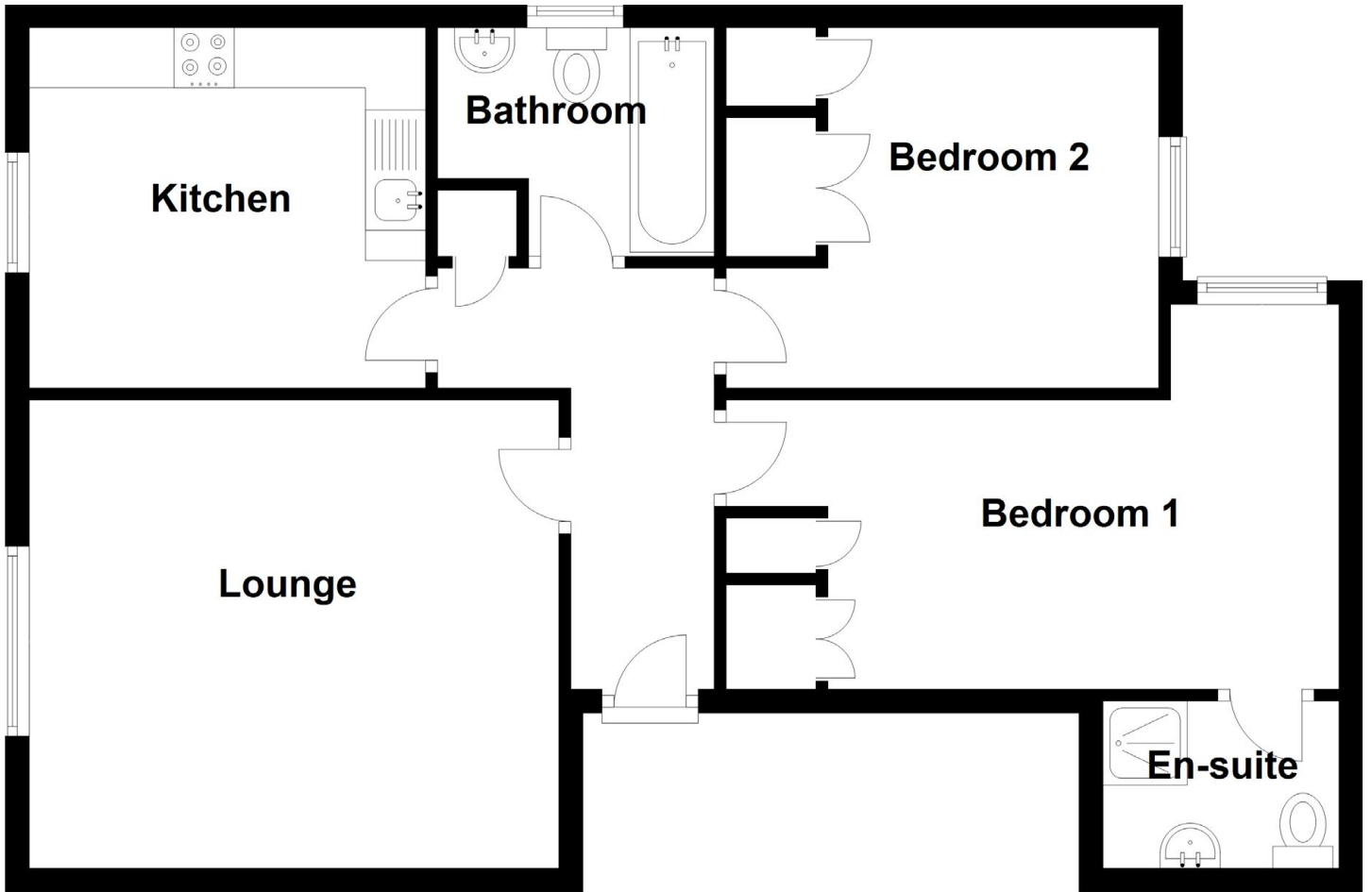




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'9")	Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Kitchen	3.30m (10'10") x 3.00m (9'10")	Gross internal floor area (m ²): 67m ² EPC Rating: C	
Bathroom	2.30m (7'7") x 1.90m (6'3")		
Bedroom 1	5.10m (16'9") x 3.20m (10'6")		
En-suite	1.80m (5'11") x 1.20m (3'11")		

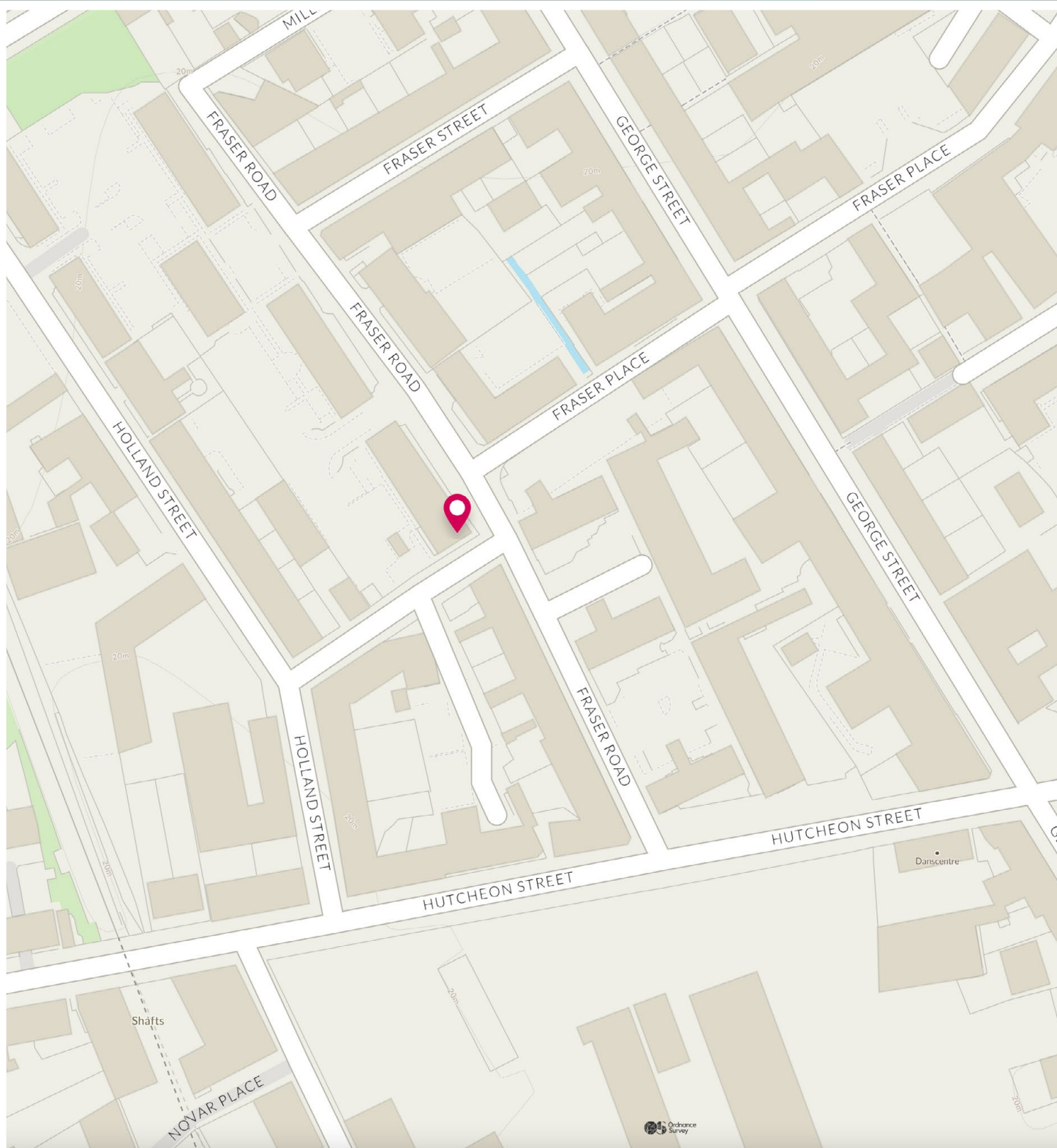
Floor Plan



McEwan Fraser Legal is delighted to bring to the market this modern two bedroom first floor flat. The city centre is some ten minutes walk from Holland Place with regular public transport to this and many parts of the city and beyond is readily available. The city provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness. The property is also ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby. Westburn Park and also Victoria Park is a short walk from this property.

The Location



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Part
Exchange
Available



Text and description
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