

1st Floor Left, 194 Holburn St

ABERDEEN, AB10 6DA



*One bedroom first-floor left flat, set on Holburn Street
within easy walking distance of Aberdeen City Centre*



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McEwan Fraser Legal is delighted to present this one-bedroom first floor left flat. Set on Holburn Street within easy walking distance of Aberdeen City Centre, the property is in good condition, vacant and available for immediate occupation. The property benefits from double glazing, electric panel heaters.

THE LOUNGE



The accommodation comprises a small entrance hall, sizeable welcoming lounge, fully fitted galley kitchen, a medium-sized double bedroom, and a fully tiled shower room. Both the bedroom and lounge have engineered oak floors, which is extremely rare in a flat of this size.

THE KITCHEN



THE BEDROOM



THE SHOWER ROOM

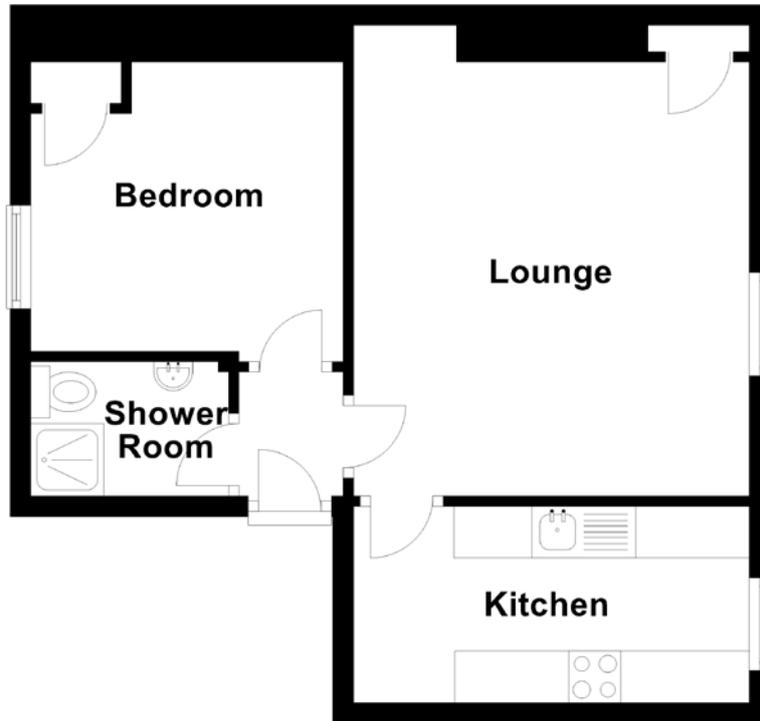


Externally are well maintained shared gardens and an exclusive outhouse while the property includes all fixtures and fittings. The apartment is of a good standard, perfect for first-time buyers or to increase your buy to let portfolio. A bus stop is close by; viewing is essential to appreciate the value and location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

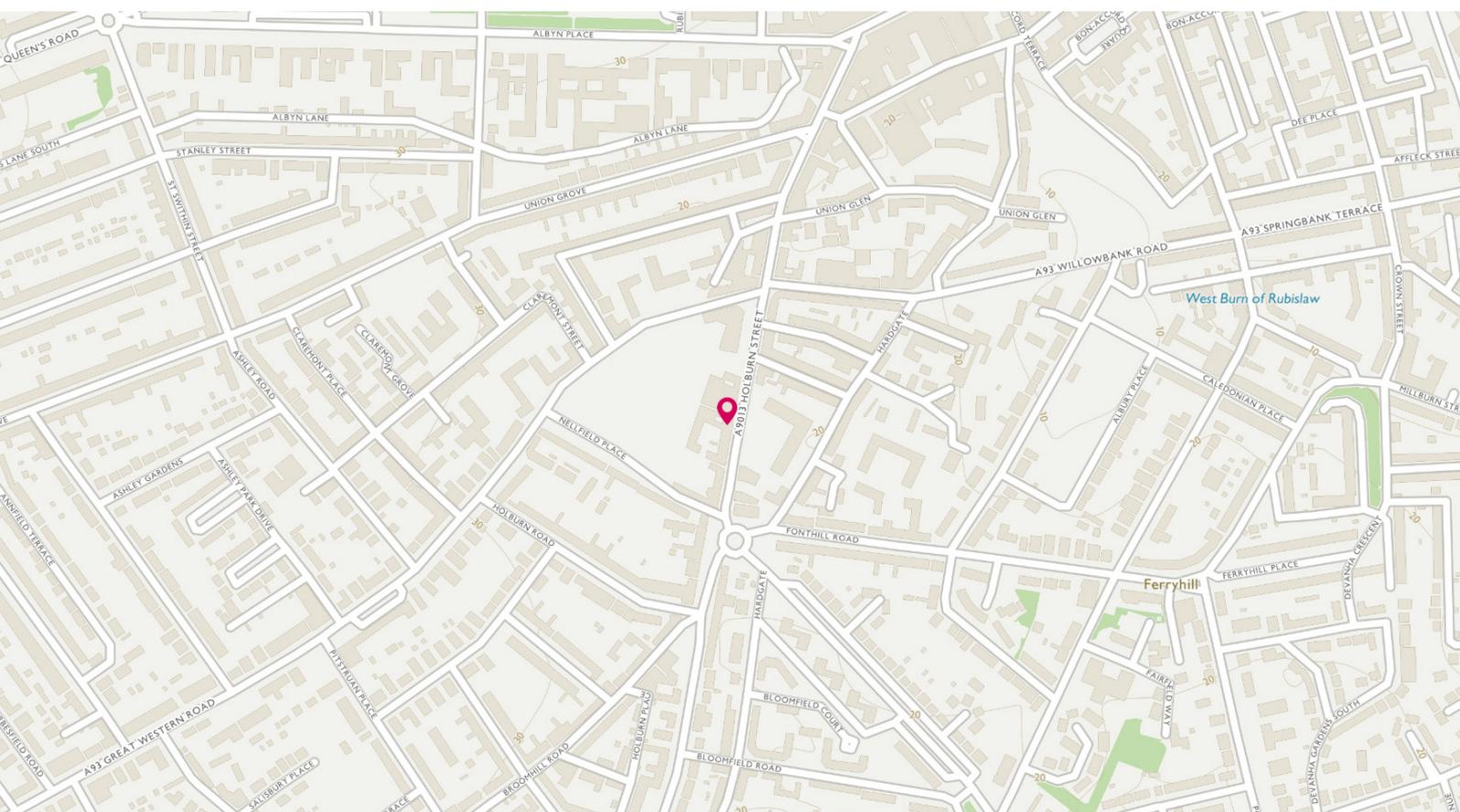


Approximate Dimensions
(Taken from the widest point)

Lounge 4.20m (13'9") x 3.80m (12'6")
Kitchen 3.80m (12'6") x 1.90m (6'3")

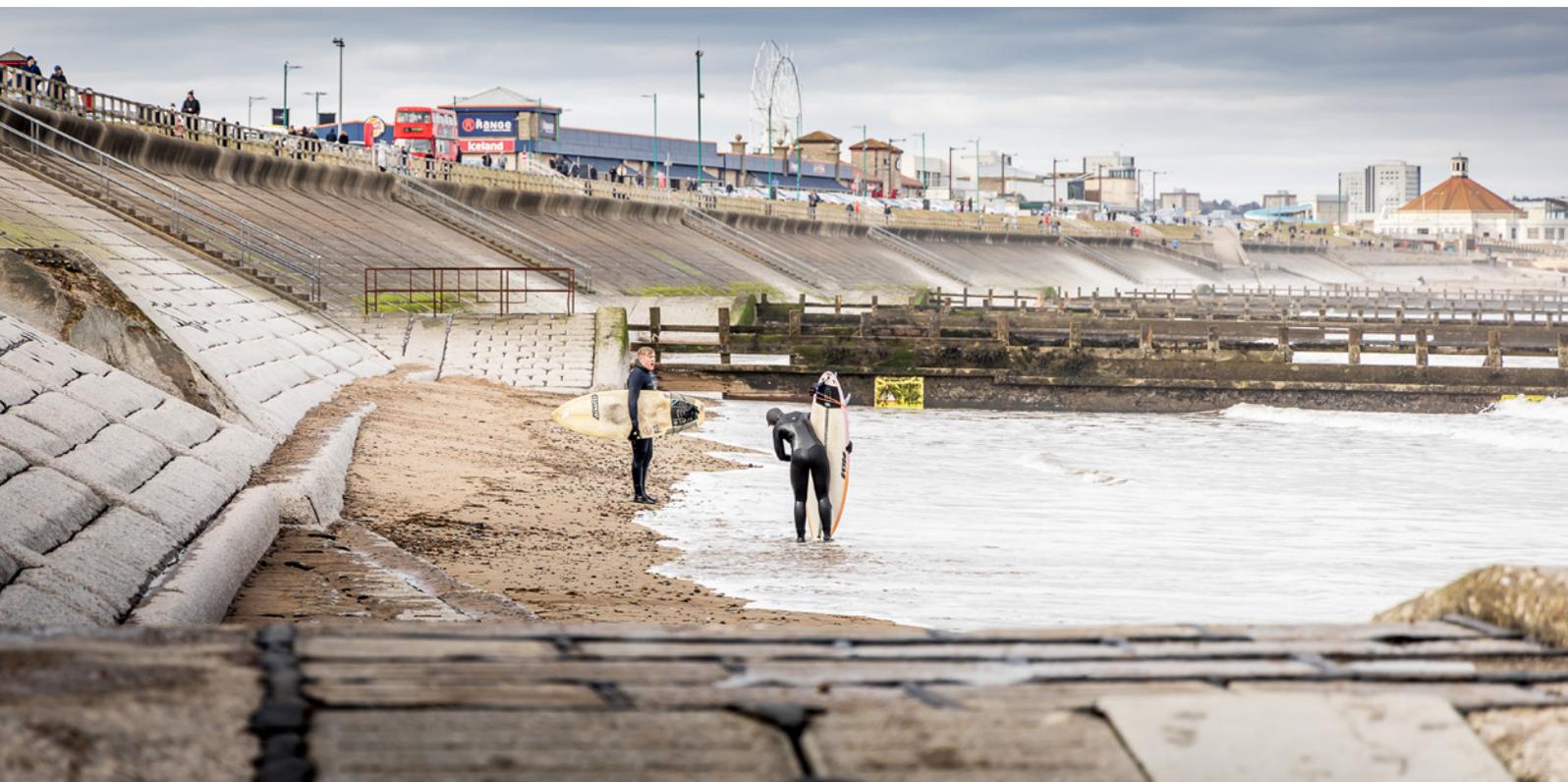
Bedroom 3.00m (9'10") x 3.00m (9'10")
Shower Room 1.90m (6'3") x 1.30m (4'3")

Gross internal floor area (m²): 37m²
EPC Rating: F



THE LOCATION

Holburn Street Aberdeen is a popular residential area close to many arterial routes, and accordingly, most parts of the city are easily accessible. A sought after location, just a few minutes from the heart of Aberdeen city centre.





All the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy, along with superb educational and recreational facilities. The area is well served with local shops and excellent local public transport facilities. The city offers an excellent Bus & Rail Service, with National & International flights from Dyce Airport. The East Coast Rail network operates via Aberdeen, linking the central belt and beyond. The property is also ideally located for both the student and the professional employee. Aberdeen University, the Robert Gordon University and the Foresterhill Hospital complex are a short walk from the property.

McEwan Fraser Legal

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THE SUNDAY TIMES
THE TIMES



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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