

TF/R 91 Holburn Street

ABERDEEN, AB10 6BQ



TWO BEDROOM TOP FLOOR FLAT



0131 524 9797

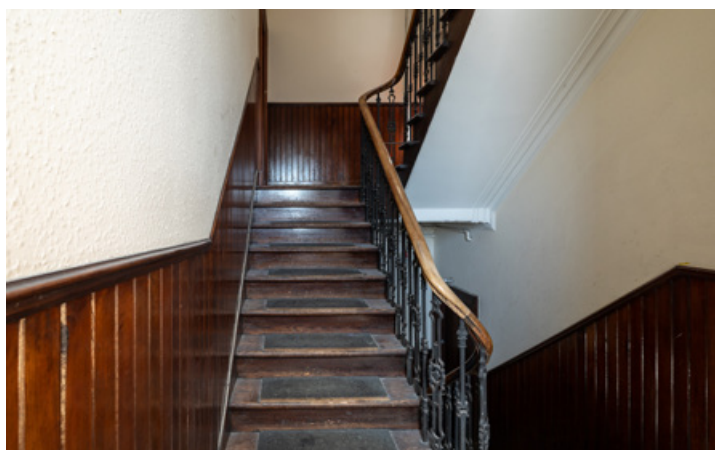


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Situated in a desirable location number 91 top floor right is presented to the market in an immaculate walk-in condition. The present owner has maintained this property to a fantastic standard. Offering generous sized accommodation which has been decorated in a clean sharp neutral tone, the property further benefits from full double glazing and gas central heating throughout. The property is protected by a security entry system leading to the entrance hall and the bright well kept traditional Victorian stairway. The present owner is currently using this as a two bedroomed property with a open-plan living however this can also be used as a 1 bedroom with a separate living room. This is a must view property and with its fantastic location would a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.



The property comprises of an internal hallway leading to all other rooms, a modern dining kitchen which is shared with the lounge area, a centrally located three-piece bathroom with an electric shower over the bath and two large double bedrooms both have fitted cupboards.



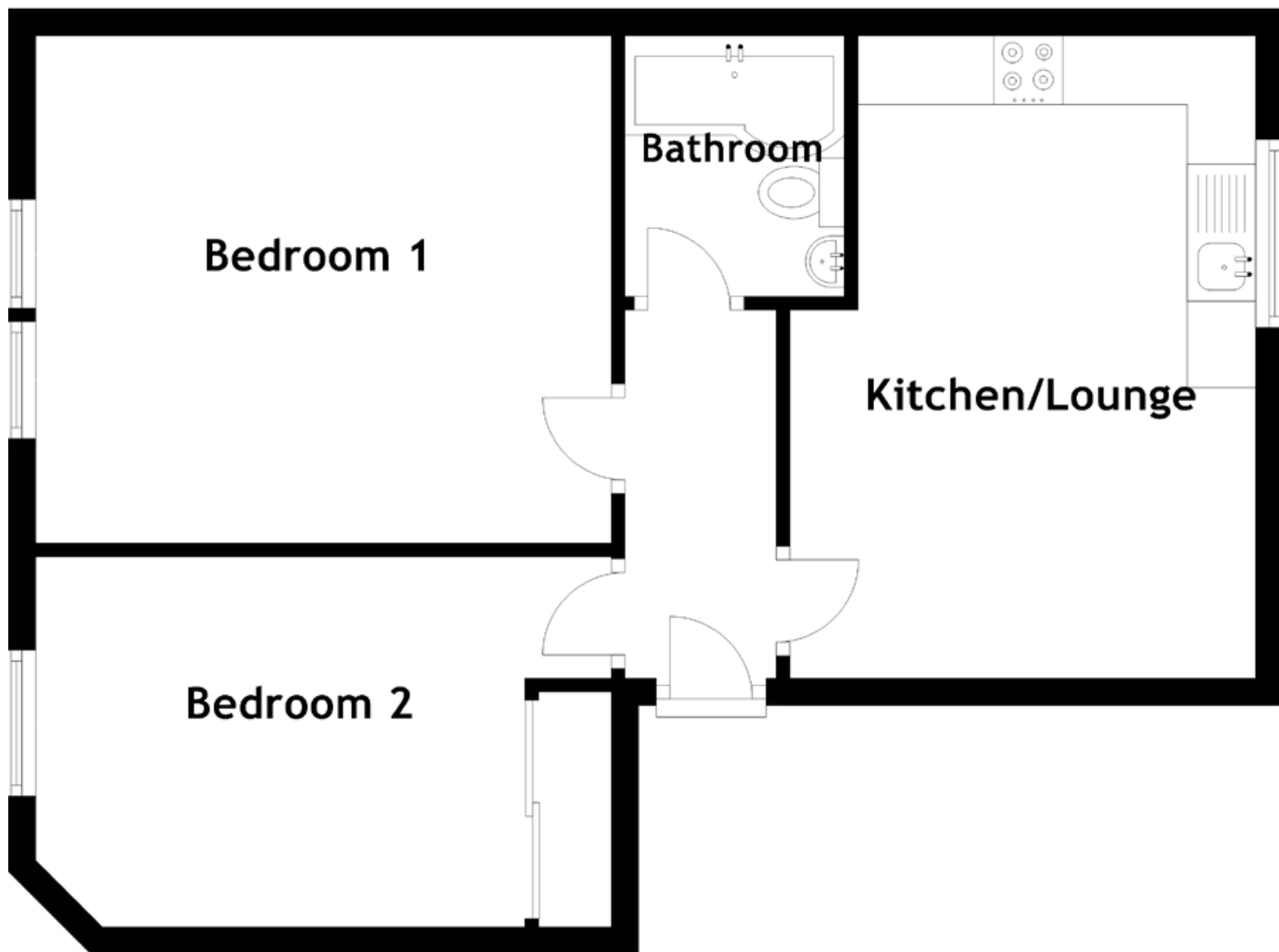
Bedroom 1



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Bedroom 2 & Bathroom



Approximate Dimensions
(Taken from the widest point)

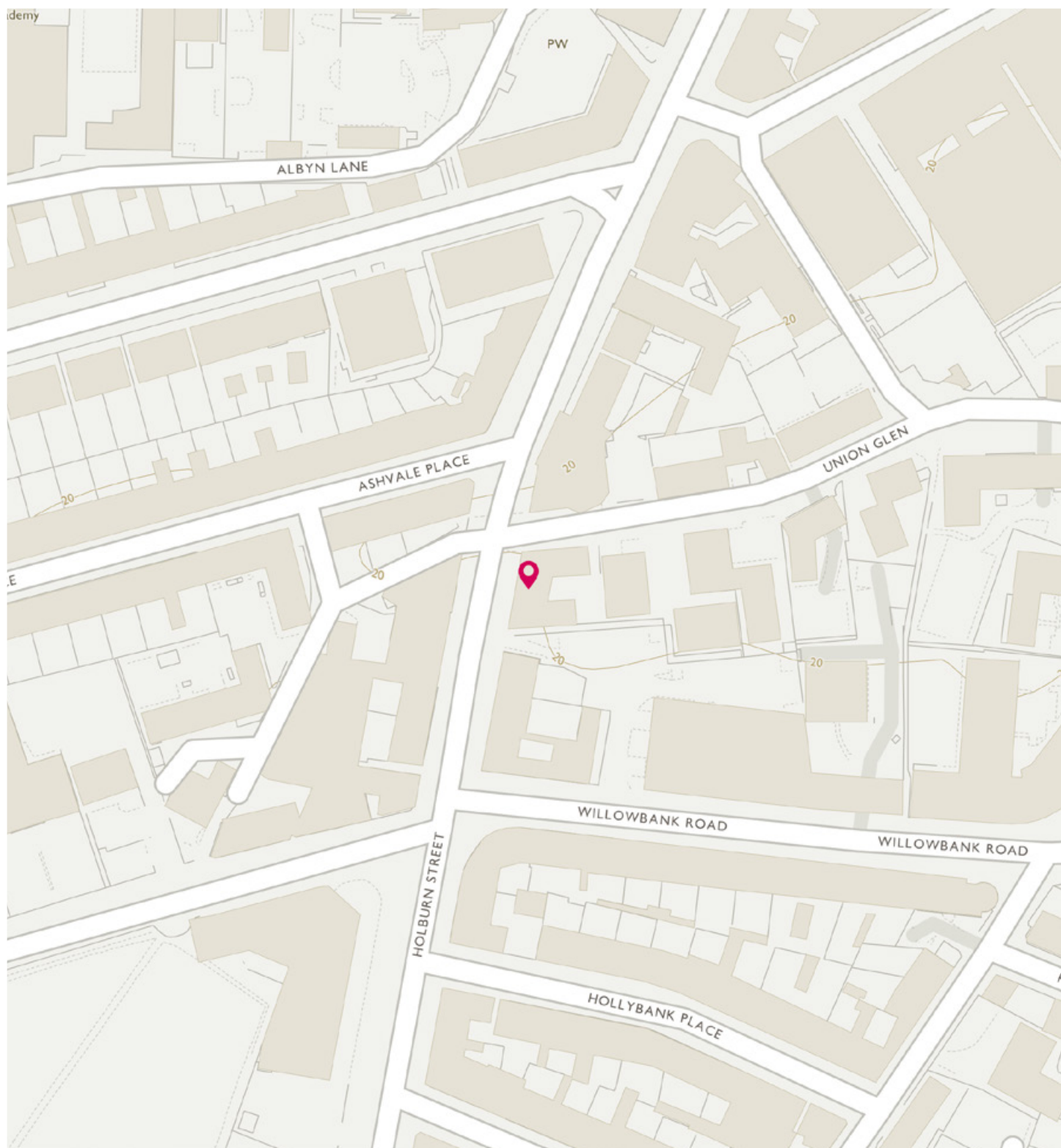
Kitchen/Lounge	4.69m (15'4") x 3.40m (11'2")
Bathroom	1.90m (6'3") x 1.60m (5'3")
Bedroom 1	4.20m (13'9") x 3.70m (12'2")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")

Gross internal floor area (m²): 51m²

EPC Rating: E

Holburn Street Aberdeen is a popular residential area close to many arterial routes and accordingly most parts of the city are easily accessible. With its sought after location, you are just a few minutes from the heart of Aberdeen city centre, providing 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 property and area are well served with local shops and great local public transport facilities. With the city offering further excellent Bus & Rail Service, with National & International flights being provided 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 both, Aberdeen University at Old Aberdeen, the Robert Gordon University and Foresterhill Hospital complex is a short distance from the property.





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