

563E Holburn Street

ABERDEEN, AB10 7LH



*A SPACIOUS TWO-BEDROOM FLAT IN
WALK-IN CONDITION*



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McEwan Fraser Legal is delighted to present 563E, Holburn Street, a spacious two-bedroom flat introduced to the market in walk-in condition and available for immediate occupation.

This first-floor property consists of a large internal hallway which has a large walk in, shelved storage cupboard. The hall leads to all rooms. The accommodation is clean, neutral colours and comprises two double bedrooms, one large, the other medium-sized, both with storage; a good-sized double shower room with tiled floor, a well-proportioned airy lounge, plus a modern fitted kitchen featuring a ceramic hob, electric oven, fridge freezer, washer/drier machine, and ample cupboard and storage space; furthermore, the property benefits from gas central heating (brand new - Ideal Boiler) and double glazing plus laminate flooring in the kitchen, lounge and hall.

563E Holburn Street



The Lounge





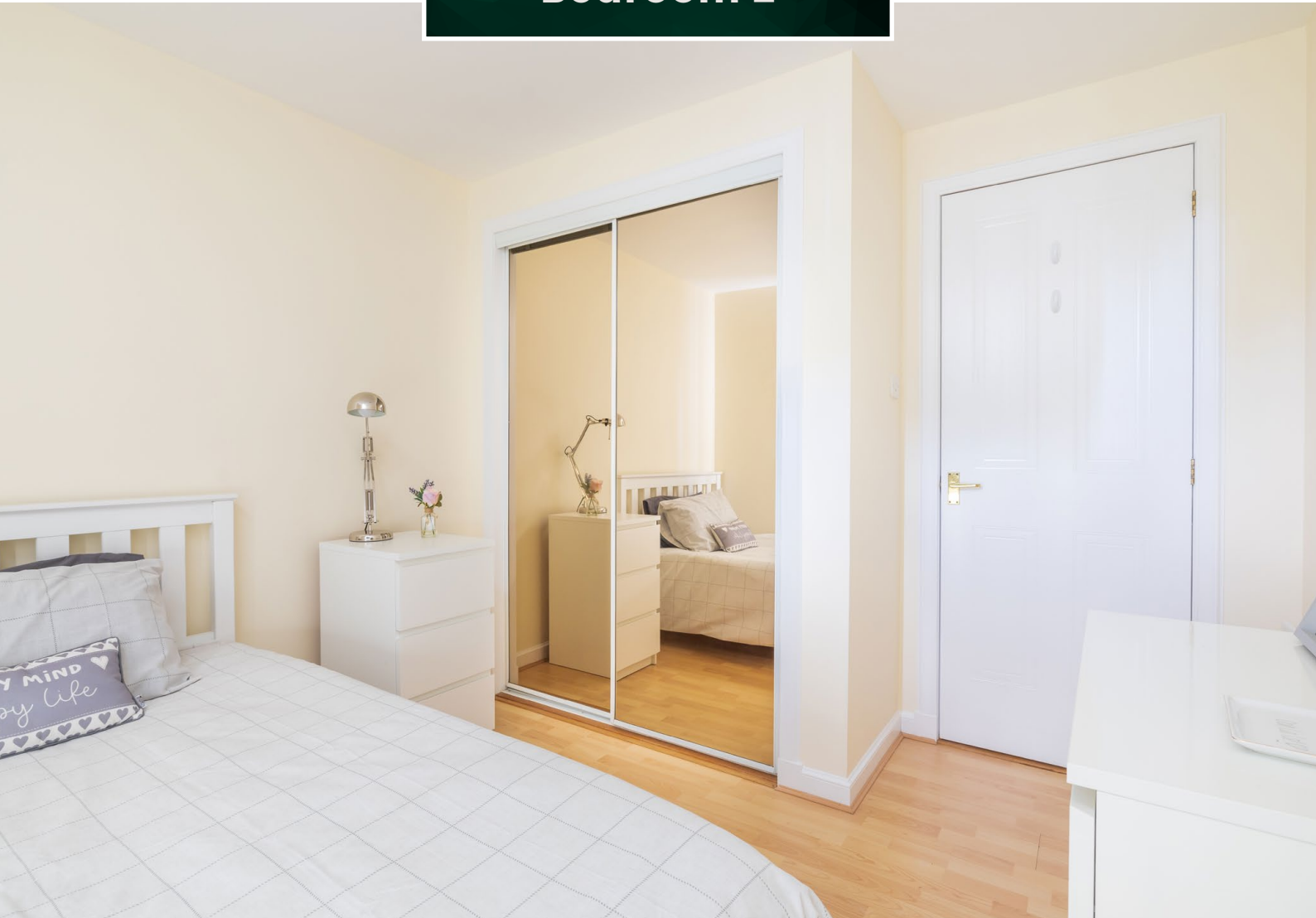


Bedroom 1

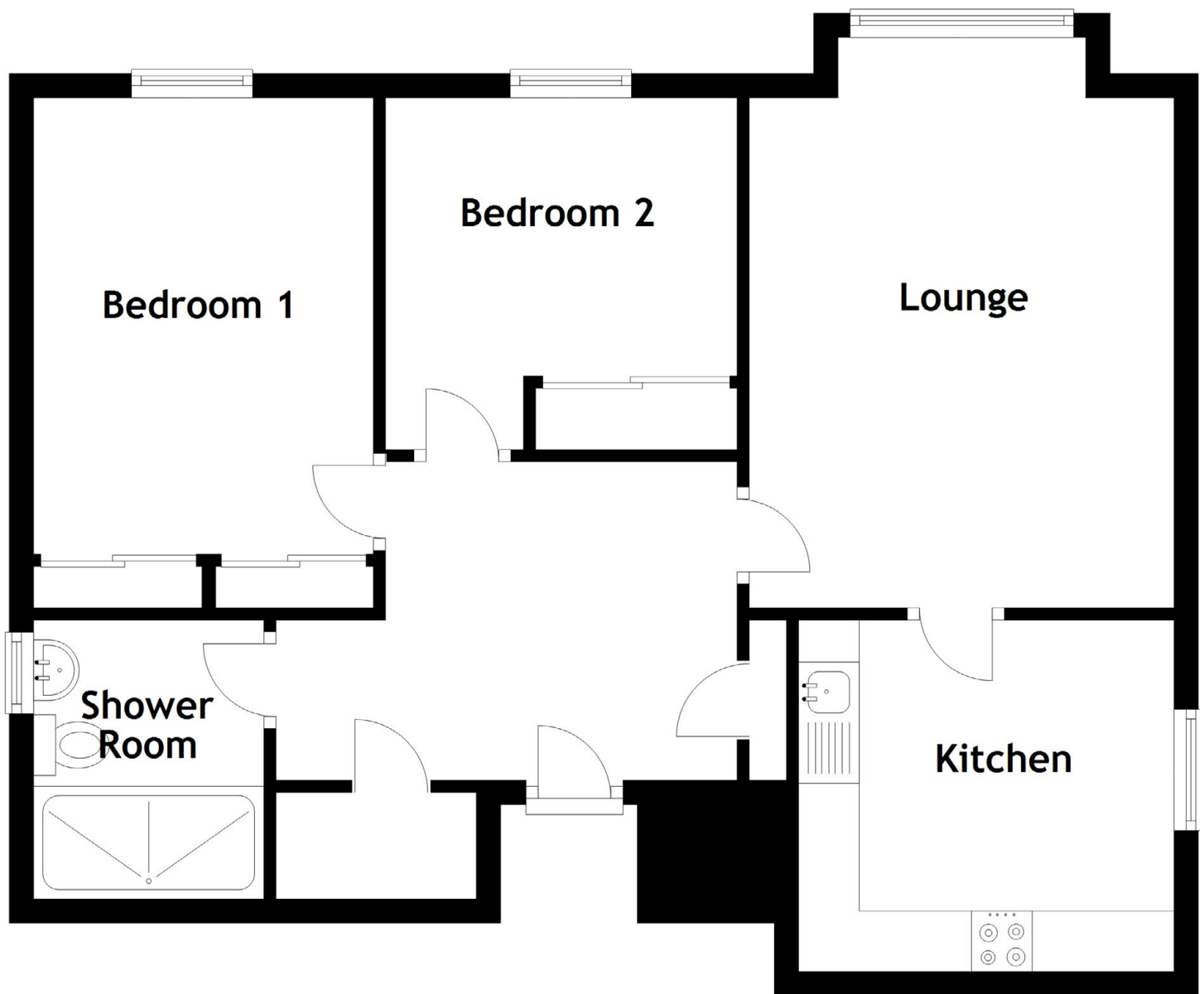




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	4.20m (13'10") x 2.80m (9'2")
Bedroom 2	2.90m (9'6") x 2.90m (9'6")
Shower Room	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 66m²

EPC Rating: C

Externally there is an allocated car parking slot plus several visitor slots. In addition, there is a communal garden (trees and shrubs) to the front of the property.

With its immediate availability, central location, and that it is only a 20minute walk/short bus ride to RGU university, this property would be a superb first-time purchase and suit a professional couple, student, or a fantastic buy-to-let investment. Early viewing is essential to appreciate the quality, condition and value.

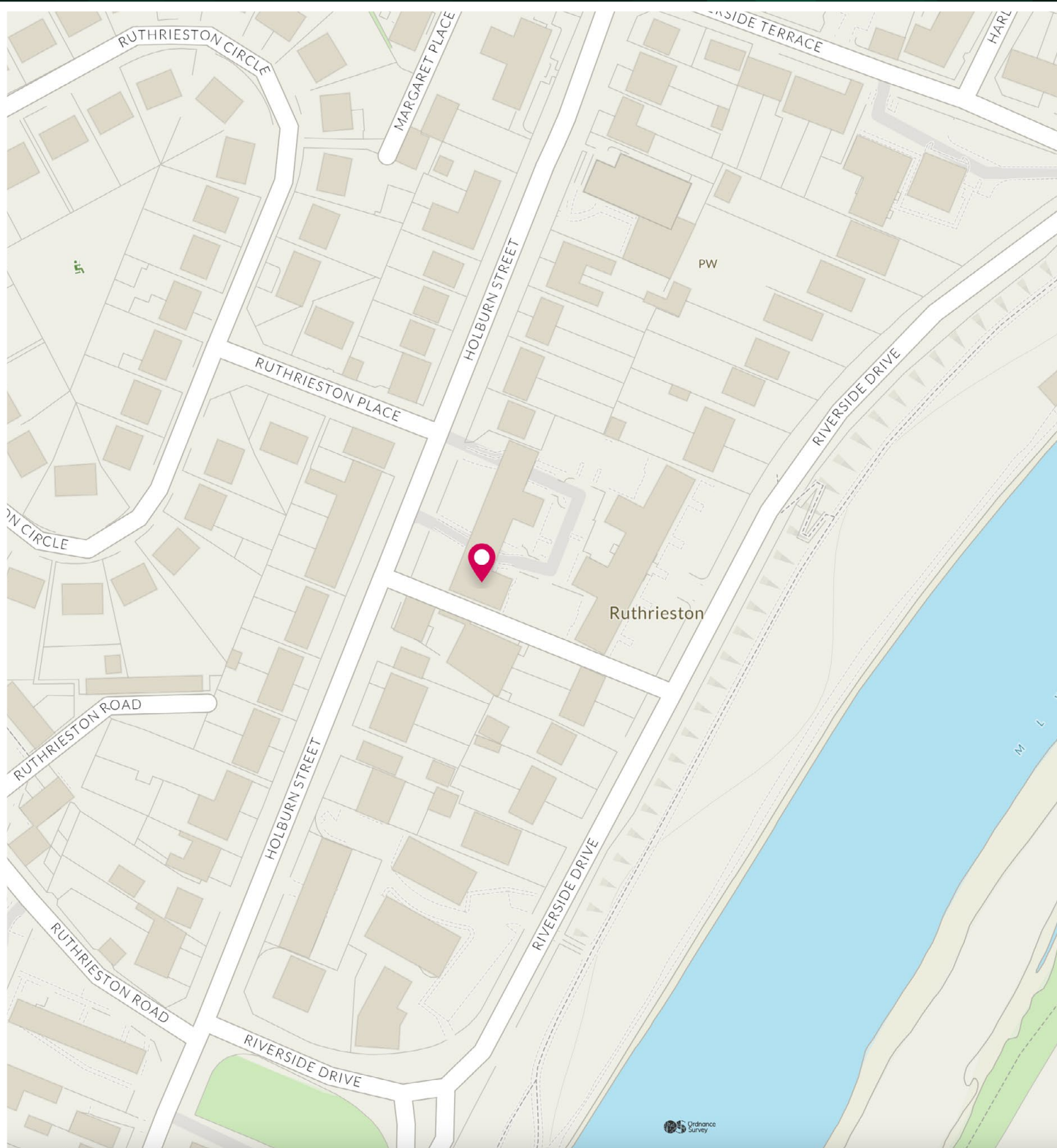




Holburn Street Aberdeen is a popular residential area close to many arterial routes, and accordingly, most parts of the city are easily accessible. A sought-after location, just a few minutes from the heart of Aberdeen city centre. You are within easy reach of local amenities, Aberdeen Snowsports Centre, River Dee riverside walks and Goals Aberdeen with excellent public transport links to the 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.

The Location



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Part
Exchange
Available



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