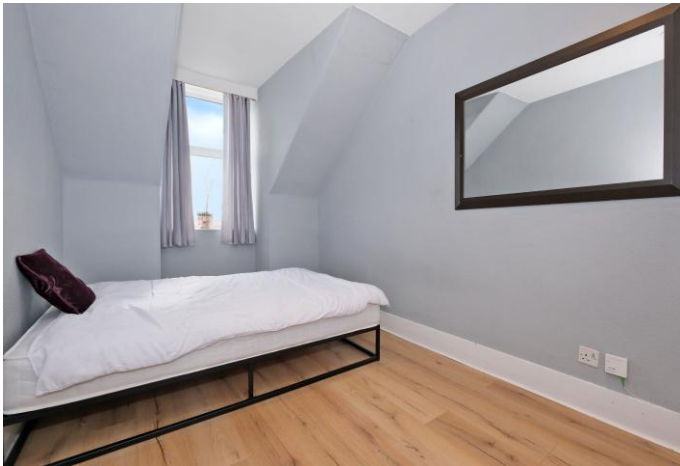




Flat G, 98 Holburn Street,
Aberdeen, AB10 6BY

Offers Over £65,000

peterkins



Flat G,
98 Holburn Street,
Aberdeen,
AB10 6BY

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- Bright & Airy Top Floor Flat
- Living Room with a Feature Stone Fireplace & Electric Fire
- Fitted Kitchen with Appliances
- One Double Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Access to a Shared Loft
- Communal Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 43748/1

EPC: D

Council Tax: A

Tenure: Ownership

Description:

We are pleased to offer for sale this bright and airy **one-bedroom top floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. The property is decorated in neutral tones and would make an ideal purchase for a first-time buyer or buy-to-let investment. The spacious accommodation comprises of: Hallway; living room with a feature stone fireplace and electric fire; fitted kitchen with appliances; one double bedroom; bathroom with an over bath shower. Outside there is access to the shared loft and a communal rear garden. In addition, there is on street parking available on the neighbouring streets, residents can apply for a parking permit through Aberdeen City Council for which an annual charge is applicable. Heating is provided by a gas central heating system and all windows are double-glazed. The fitted flooring, white goods, light fittings and bedroom curtains will be included in the sale.

Note: The furniture and furnishings can also be included in the sale.

Location:

Holburn Street is a popular area running from Union Street to the Bridge of Dee and is within walking distance of the City Centre. There is a varied selection of local shops providing everyday needs with both a 'Sainsbury' and 'Asda' superstore located at nearby Garthdee. The main arterial route through the city provides easy access to the industrial/business estates at Altens and Tullos to the south and Bridge of Don and Dyce to the north. The property is also well placed for the Robert Gordon's University campus and Gray's School of Art, both situated at Garthdee. Regular public transport provides links to other parts of the city.

Directions:

From the West End of Union Street turn left onto Holburn Street. Travel along Holburn Street for a short distance and the property is located on the right-hand side of the road before the junction with Great Western Road and Willowbank Road.

Entrance:

The building is accessed via a security door entry system and has a staircase leading to the upper floors.

Hallway:

A hardwood exterior door with glazed panel above gives access to the hallway with all accommodation leading off; built-in cupboard housing the hot water tank; wall mounted door entry handset; wall mounted mirror; coat hooks; high-level gas and electricity meters; smoke detector; downlighters; laminate flooring.

Living Room: 13'10" x 12'11" (4.22m x 3.94m) approx.

Well-proportioned living room with a large window to the front of the flat; feature stone fireplace complete with an electric fire; radiator; smoke detector; ceiling cornice; modern light fitting; laminate flooring.

Kitchen: 13'2" x 8'10" (4.01m x 2.68m) approx.

The kitchen is well-equipped and fitted with an excellent range of white base and wall mounted cabinets complimented by contrasting work surfaces and upstands; stainless steel sink and drainer with a mixer tap; electric cooker with a stainless steel splashback behind; fridge/freezer; washing machine; triple formation window to the rear of the property; built-in storage cupboard housing the central heating boiler; wall mounted central heating controls and display shelf; radiator; bar spotlight fitting; laminate flooring.



Bedroom: 13'10" x 8'0" (4.22m x 2.44m) approx.

Good sized double bedroom with a window overlooking the front of the property; radiator; downlighters; laminate flooring.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead electric shower and glass shower screen; wall mounted mirrored medicine cabinet and display shelf; radiator; extractor fan; ceiling cornice; downlighters; vinyl flooring.

Loft:

The shared loft is accessed from the communal hallway.

Outside:

There is a shared garden to the rear of the building which is mostly laid to granite chips.

Parking:

Ample on street parking is available on neighbouring streets, residents can apply for a parking permit through Aberdeen City Council for which an annual charge is applicable.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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