

13 Hollybank Place, FFR,
Aberdeen, AB11 6XR

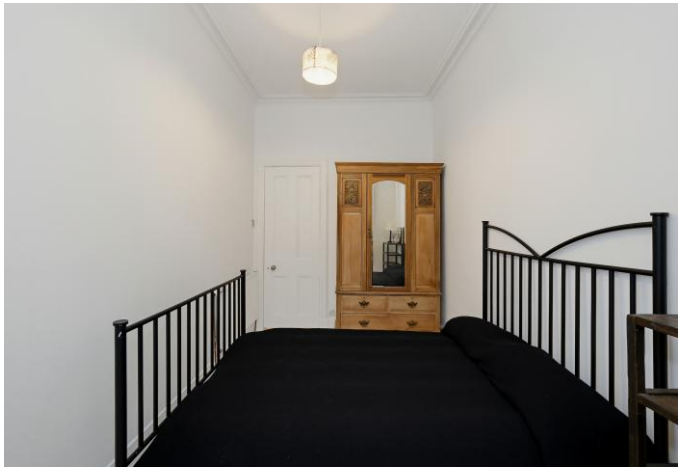
Offers Over £75,000

peterkins













13 Hollybank Place, FRR,
Aberdeen,
AB11 6XR

Offers Over £75,000

- Spacious First Floor Flat
- Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- One Double Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Shared Loft
- Communal Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48635/1
EPC: C
Council Tax: Band A
Tenure: Ownership

Description:

We are delighted to offer for sale this **one-bedroom first floor flat** which forms part of a traditional granite building within easy walking distance of the City Centre. The property is presented in good order and would make a fantastic purchase for a first-time buyer or buy-to-let investor. The spacious accommodation comprises of: Hallway; living room with feature fireplace; dining kitchen with appliances; one double bedroom; bathroom with an over bath shower. Outside there is a shared garden to the rear of the building and on street permit parking. The property benefits from a security entry system, gas central heating and double glazing. The fitted flooring, white goods, light fittings and curtains will be included in the sale. **Note:** The furniture/furnishings may also be purchased by separate negotiation.

Location:

Hollybank Place is situated in a popular part of the city within an area which is well served by local shops and a public transport system. Being within easy walking distance of the City Centre and Aberdeen's West End where there are a wide range of pubs, clubs, restaurants and leisure facilities. Duthie Park with its many attractions including the Winter Gardens is also situated nearby. Most parts of Aberdeen city are readily accessible by a variety of arterial routes with the location being particularly convenient for the oil-related offices to the south of Aberdeen.

Directions:

From the West End of Union Street, turn left onto Holburn Street. Proceed through the set of traffic lights then take the second left onto Howburn Place and at the end of the road turn left onto Hardgate. Hollybank Place is the next road on the left and number 13 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance:

The well-maintained communal entrance is accessed via a security entry system and has a staircase leading to all floors. There is also a hatch on the top floor landing to the shared loft.

Hallway:

A hardwood exterior door with glazed panel above gives access to the centrally positioned hallway; wall mounted door entry handset and central heating controls; radiator; high level electric meter cupboard; smoke detector; pendant light fitting; stripped wood floor.

Living Room: 13'9" x 12'2" (4.20m x 3.70m) approx.

Generously proportioned living room with a large picture window to the front of the property; fireplace with two shelved alcoves to either side; radiator; smoke detector; ceiling cornice; pendant light fitting; deep skirting boards; stripped wood floor.

Dining Kitchen: 13'1" x 12'5" (4.00m x 3.78m) approx.

Superb dining kitchen fitted with an excellent range of cream base and wall mounted cabinets with co-ordinated work surfaces and splashback tiling; stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; fridge/freezer; washing machine; wall cabinet housing the central heating boiler; wall mounted shelving unit; tall window with rear garden aspect; radiator; high level gas meter; heat detector; two halogen light fittings; deep skirting boards; laminate flooring.





Bedroom: 13'9" x 8'0" (4.20m x 2.45m) approx.
Bright and airy double bedroom with a tall window to the front of the flat; radiator; ceiling cornice; pendant light fitting; deep skirting boards; stripped wood floor.

Bathroom:
The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin set onto a wall hung vanity unit and a bath complete with an overhead mixer shower and glass shower screen; tiling around the bath and behind the wash hand basin; wall mounted mirror; tall chrome ladder style radiator; extractor fan; ceiling light fitting; vinyl flooring.

Outside:
There is a well-maintained communal garden to the rear of the building which is mainly laid to lawn with borders stocked with mature shrubs.

Parking:
On street permit parking is available on Hollybank Place, residents can apply for a 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.

peterkins
Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen
Tel 01224 428100 Fax 01224 623191 Email propcen@peterkins.com