



SECOND FLOOR APARTMENT

62C HOLBURN STREET
ABERDEEN, AB10 6BX

HALL
LOUNGE/KITCHEN
DOUBLE BEDROOM
SHOWER ROOM
GAS C.H. & D.G.
ON STREET PERMIT PARKING
AVAILABLE NEARBY



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£70,000

Enjoying a superb location, close to the city centre we are delighted to offer for sale this most attractive One Bedroom Second Floor Apartment which forms part of a well maintained traditional building. Tastefully decorated and finished with laminate flooring the property further benefits from gas fired central heating and is fully double glazed.

Entered by an attractively presented hallway, fitted with a large shelved storage cupboard, and a high-level meter cupboard, giving access to all further accommodation. Enjoying a pleasant outlook to the front of the property the generously proportioned lounge has been decorated in modern tones and finished with laminate wood flooring. Set on open plan with the lounge the kitchen has been fully fitted with a range of modern base and wall units with roll front worksurfaces, matching splashbacks together with a stainless steel oven, hob and extractor hood, automatic washing machine and fridge/freezer. The good sized double bedroom has been finished in neutral tones with a feature wall and has a single fitted Aberdeen style press, and a window overlooking the rear garden. Completing the accommodation and located off the bedroom the stylish shower room has been extensively tiled and fitted with a modern two-piece suite and large shower enclosure. The property also benefits from a shared storage cupboard on the half landing together with an exclusive storage cupboard on the cellar. All furniture may be available by separate negotiation.

LOCATION

The property enjoys a pleasant location close to the city centre in an area well served by local shops and public transport facilities with most parts of Aberdeen City being readily accessible by a variety of arterial routes. The location is also within walking distance of Union Street where a wide range of pubs, clubs, restaurants and leisure facilities are all close to hand.

HALL

LOUNGE

KITCHEN

DOUBLE BEDROOM

SHOWER ROOM

4.75m x 3.56m (15`6" x 11`7") approx

2.49m x 2.25m (8`2" x 7`4") approx

4.08m x 3.44m (13`4" x 11`3") approx

3.20m x 1.85m (10`5" x 6`1") approx

OUTSIDE

Shared garden to the rear mainly laid to lawn. On street permit parking available nearby.

DIRECTIONS

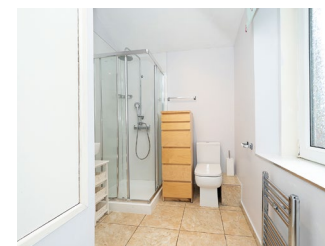
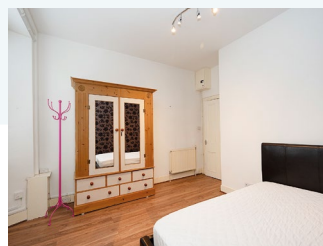
Travelling west on Union Street, turn left onto Holburn Street. The property is located a short distance ahead on the right hand side of the road.

VIEWING

By contacting Selling Agents.

Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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