

20 Hollybank Place, Aberdeen, AB11 6XS

Price Over
£149,995

ASPC ref : 368569

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 59 m²
 EPC **C**
 Council Tax Band **C**



Arrange a viewing

07585 922636

Andersonbain LLP

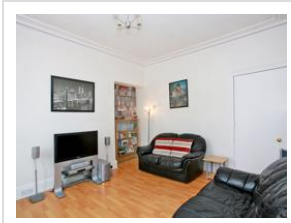
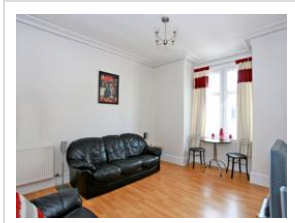
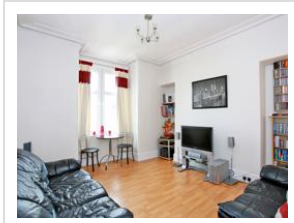
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ

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Property features:



Forming part of a traditional granite building situated within minutes walk of the heart of the city centre, we present for sale this spacious two bedroom top floor flat which has been maintained to a high standard by the current owners. The property would be appealing to first time buyers or student purchasers or indeed for those seeking an investment for letting purposes given its central location and close proximity to Robert Gordons' University Garthdee Campus. The property is of fresh decorative appearance and also enjoys the benefits of gas central heating, double glazing, recently installed boiler (with seven year guarantee), security entry system and superb storage space throughout, including a large loft space.

- Spacious Top Floor Flat
- 2 Double Bedrooms
- Gas C.H & D.G

- Excellent 1St Time Buy
- Popular Location
- EPC - C

The accommodation comprises welcoming entrance hallway which provides access to all accommodation, elegantly proportioned front facing lounge and fully fitted kitchen equipped with a range of stylish wall / base mounted units with quality appliances. There are two exceptionally spacious double bedrooms, one of which benefits from a built in wardrobe. Completing the accommodation, the centrally located shower room is fitted with a white two piece suite with separate shower enclosure. Externally, the property benefits from a shared garden to the rear together with an exclusive outbuilding. The property will be sold inclusive of all carpets, curtains, blinds, light fittings and shades together with all kitchen white goods.

Hollybank Place is within easy reach of a wealth of amenities including good shopping facilities, public transport services, the Nuffield Health Club and a range of restaurants, bars and cafes. The property is on a direct bus route to the Robert Gordons' University Garthdee Campus and the Aberdeen University Kings College Campus. The city centre and the Duthie Park are both within walking distance.

ENTRANCE HALLWAY: 12'10" x 3'06"

LOUNGE: 13'02" x 11'04"

KITCHEN: 14'04" x 4'04"

BEDROOM: 13'01" x 10'03"

BEDROOM: 12'11" x 10'08"

SHOWER ROOM: 8'05" x 4'02"

While all reasonable efforts have been made to ensure the accuracy of the information contained in this schedule, no warranty is given. The purchasers will require to satisfy themselves fully in relation to all information contained herein. Further with regard to measurements provided in the schedule, it should be noted that these were taken by sonic tape measure and as a result are only approximations and cannot be relied upon for their accuracy.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/368569/20-Hollybank-Place/Aberdeen/>

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