

Flat D, 295 Holburn Street,
Aberdeen, AB10 7FN

Fixed Price
£55,000

 1  1  1   38 m² EPC D Council Tax Band A



Contact Solicitor

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Features  Garden

Description

Conveniently located in the heart of the city centre and within walking distance of Robert Gordon's University Campus at Garthdee, we offer for sale this **ground floor studio flat** which forms part of a traditional granite property protected by a security entry system. Presenting the ideal purchase for first time buyers or buy to let investors, the property enjoys the benefits of gas central heating, double glazing and ample storage space throughout.

- Spacious Ground Floor Studio Flat
- Security Entry System
- Gas C.H & D.G
- Shared Enclosed Garden
- Close to University

The accommodation comprises entrance hallway, spacious kitchen/lounge with window to the rear and excellent sized double bedroom located to the front. Completing the accommodation, the centrally located bathroom is fitted with a white three piece suite incorporating a shower over the

bath. Externally, there is an enclosed shared garden to the rear which is mainly laid to lawn. Ample on street parking may be available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. All carpets, curtains, blinds, light fittings and shades will remain together with all kitchen white goods.

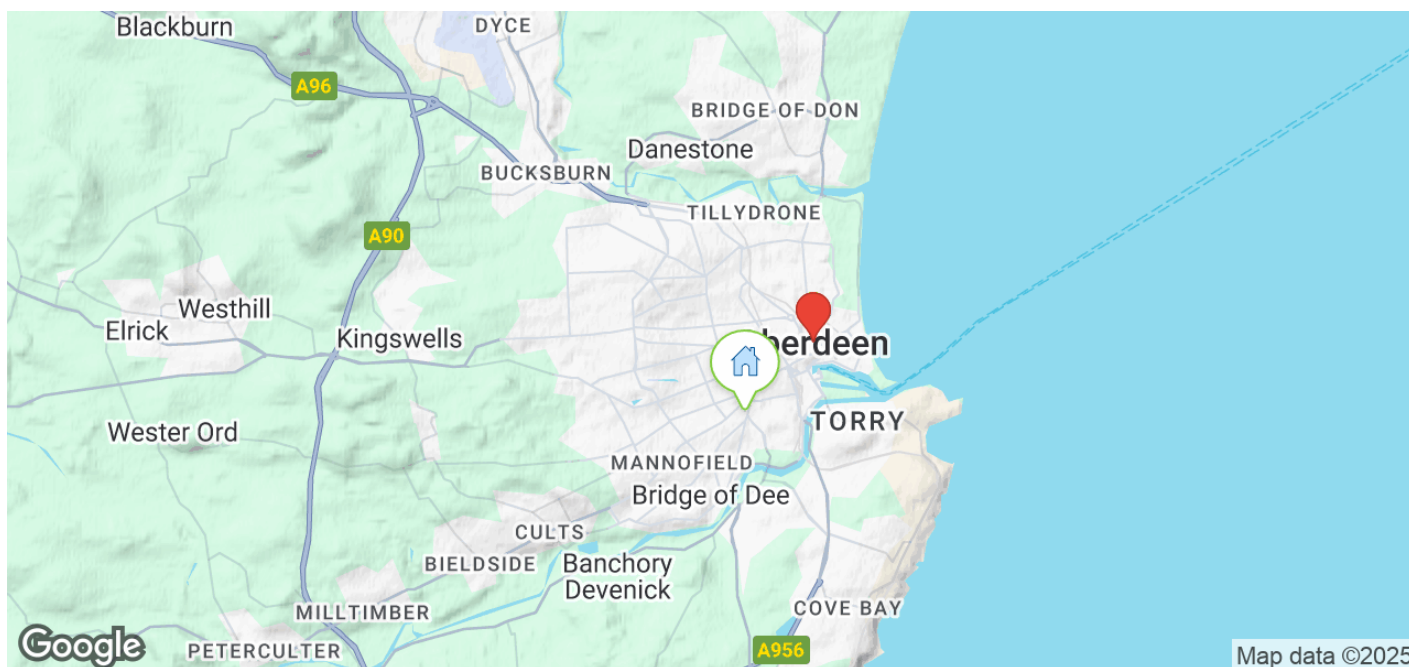
Holburn Street is a very popular residential location, with the city centre being only a short walk from the property. A wide range of local amenities are close by and the subjects are within walking distance of the shopping centre at Bridge of Dee with its superstores and the Robert Gordon's Campus at Garthdee. Regular public transport is readily available to many parts of the city and Anderson Drive is close by, therefore giving easy access to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. Lovely riverside walks along the Dee and Duthie Park with its renowned Winter Gardens are within walking distance.

ENTRANCE HALLWAY: 4'7" x 4'4"

KITCHEN / LOUNGE: 13'1" x 11'10"

BEDROOM: 13'10" x 13'0"

BATHROOM: 6'1" x 5'1"



View this property here

<https://www.aspc.co.uk/search/property/356850/Flat-D--295-Holburn-Street/Aberdeen/>

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