

598 Holburn Street,
Aberdeen, AB10 7LJ

Price Around
£297,500

Under offer

 **4**  **2**  **1**   **134 m²** EPC **E** Council Tax Band **F**



Contact Seller

07947 413074

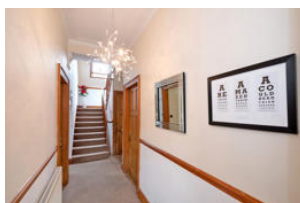
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Features

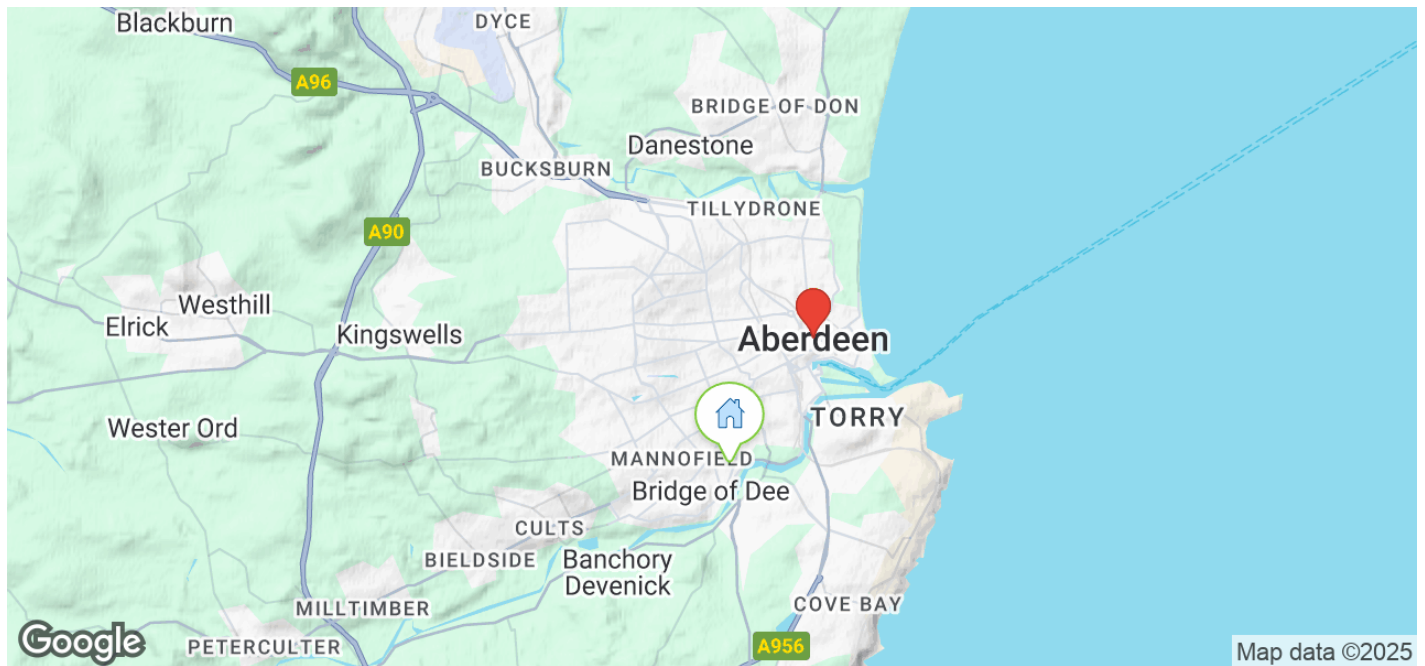


Garden

Description

For the discerning buyer seeking a quality home exuding charm and character, this **traditional granite three/four bedroomed detached dwellinghouse** must surely fit the bill. A home that really does make a statement, the subjects are beautifully presented and effortlessly combine contemporary style with a wealth of period detail. The ground floor provides elegant and adaptable public rooms, incorporating a bright porch and impressive reception hall, an elegant lounge, formal dining room, sitting room/bedroom four, cloakroom/w.c. and a quality, fully equipped kitchen gives access to the rear garden. On the first floor lie three bedrooms and a striking family bathroom with bath and separate shower. Benefitting from uPVC double glazing and gas central heating, the property lies within beautifully established gardens, with the garden to the rear affording a high degree of privacy. This is indeed a wonderful family home of which internal inspection is genuinely recommended to fully appreciate the charm, ambience and fantastic city centre location.

Location Holburn Street is within close proximity to Aberdeen city centre with its wealth of amenities, shops and recreational facilities which are only some 10 minutes walk from the property. Local shops are close by as are reputable nursery, primary and secondary schools. The Robert Gordon Campus at Garthdee is easily accessible as is Anderson Drive, Aberdeen's main arterial route, providing easy access to the business centres to the north and the south, Aberdeen Airport and the hospital complex at Foresterhill. Lovely walks along the River Dee are also some 5 minutes from the property. Regular public transport is readily available.



Accommodation comprises

(Ground Floor)

Entrance Porch: 2.32m x 1.81m (7'6" x 5'9") approx. A bright porch, fitted with ceramic floor tiles and retaining the original exposed granite wall. Access door to reception hall.

Reception Hall: A welcoming hall, carpeted and retaining the original pitch pine inner doors, fascia and skirtings. Base meter cupboard. Traditional balustrade staircase to upper floor.

Lounge: 3.99m x 3.88m (13'1" x 12'7") approx. An elegant room, retaining the fine features of its era and looking out across the front. On archway open plan to the dining room, it incorporates a magnificent granite inglenook fireplace and tiled hearth. (Please note: the stove will be removed by the sellers). Shelved cupboard.

Dining Room: 3.75m x 2.16m (12'3" x 10'4") approx. [A well presented, formal room with window to rear. Two traditional shelved cupboards.

Sitting Room/Double Bedroom 4: 4.02m x 3.87m (13'2" x 12'7") approx. A bright and adaptable room, located to the front and retaining the traditional yellow pine window shutters and skirtings.

Cloakroom/W.C.: 2.55m x 1.46m (8'4" x 4'8") approx. at widest. Fitted with a two piece suite, incorporating beech wood vanity cabinets under the sink and co-ordinating tops. Tiled floor. Extractor.

Kitchen : 4.16m x 3.88m (13'6" x 12'7") approx. A beautifully co-ordinated kitchen, fitted with a comprehensive range of cherry wood cabinets at wall and base level, including under unit and LED kickboard lighting. The generous runs of sparkle quartz worktops incorporates a casual breakfasting

table, co-ordinating splashbacks and an inset 1.5 bowl stainless steel sink. The kitchen is fully equipped and incorporates a built-in five burner gas hob, chrome chimney style extractor, an integrated dishwasher, automatic washing machine, fridge/freezer and double oven, together with free standing larder fridge/freezer with external water dispenser. Ceramic tiled floor. Glazed Georgian style doors open out to the garden at the rear.

(First Floor)

Upper Hall: A bright hall with velux window at the top of the stairs, retaining the traditional pitch pine inner doors, fascia and skirtings.

Double Bedroom 1: 5.45m x 3.06m (17'9" x 10'0") approx. A most attractive and generously proportioned room, located to the front and affording ample space for free standing furniture.

Double Bedroom 2: 3.29m x 2.97m (10'8" x 9'7") approx. A further well presented room, with window to front.

Bedroom 3: 3.21m x 2.49m (10'5" x 8'2") approx. A generous single bedroom with window to front.

Family Bathroom: 4.01m x 2.25m (13'2" x 7'4") approx. A striking room, fitted with a white spa bath with central mixer tap and aqua panelled surrounds, pedestal wash hand basin, w.c. and self contained P-shaped shower enclosure with aqua panelled wet walls. Feature tiled floor. Upright chrome heated towel radiator. Velux window to rear.

(Outside)

The most attractive garden to the front is well planted with a wide variety of mature shrubs, and incorporates a loc-bloc walkway. The fully enclosed gardens to the side and rear enjoy a high degree of privacy and incorporates loc-bloc pathways with planted borders and a well appointed seating area. Steps give access to a well maintained lawn on the upper level with clothes drying poles, comprising attractive planted borders with established shrubs. There is also an additional decked area on the upper level. The garden shed and greenhouse will remain. Water tap. Several shrubs shall be removed from the front garden.

(Other Information)

Gas central heating. New boiler installed January 2021 with smart thermostat allowing you to control your heating from your phone. Full double glazing. All fitted floor coverings, blinds, curtains and light fittings to remain.

View this property here

<https://www.aspc.co.uk/search/property/357497/598-Holburn-Street/Aberdeen/>

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