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38 HOLBURN ROAD, ABERDEEN, AB10 6ET



**Spacious Two Double Bedroomed Ground
Floor Flat with Exclusive Garden**

OFFERS OVER
£134,000

38 HOLBURN ROAD, ABERDEEN, AB10 6ET

Spacious Two Double Bedroomed Ground Floor Flat with Exclusive Garden

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Accommodation Overview

Communal Hall, Lounge, Breakfasting Kitchen, Two Double Bedrooms, Rear Hall and Bathroom with Shower. Large Exclusive Outdoor Store. Share of Washhouse. Exclusive and Communal Garden Grounds.

Generously proportioned, well presented and in a popular city centre location. These are just some of the qualities of this ground floor two double bedroomed flat which forms part of a traditional granite building with the communal areas protected by a security entry system. Upon entering, there is a generously proportioned lounge with a lovely feature fireplace and outlook over the rear garden, the modern kitchen is comprehensively equipped with appliances and this give access to the rear hall which in turn gives access to the outdoor space. There are two good sized double bedrooms one of which is currently utilised as a dining room and the bathroom with shower over bath completes the accommodation of this appealing property. Benefitting from gas fired central heating and double glazing, the property would suit a first time buyer or alternatively those looking to downsize to spacious accommodation all on one floor. The garden to the front is exclusive and affords privacy from the road side and the very large communal garden is well tended and fully enclosed. Viewing is genuinely recommended.



Communal Hall

The communal hallways are protected by a security entry system and from the entrance hall a door gives access to the rear garden.

Lounge

16'4" x 13'10" [4.98m x 4.22m] approx.

Generously proportioned, this is a spacious room which has a large deep silled window enjoying a pleasant private outlook over the rear garden. Decorated in pastel tones with co-ordinating carpeting, an attractive focal point is the fireplace with wooden surround, cast iron inset, black granite hearth and inset living flame gas fire. The room has a ceiling with plaster cornice and deep skirting. There is ample space for soft furnishings and for a dining table and chairs as required. Wooden panel style doors to the accommodation.

Kitchen

17'5" x 7'6" [5.31m x 2.29m] approx. at longest and widest

Thoughtfully planned with an excellent range of white high gloss wall and base units with large chrome rod handles, drawer units and dark worktops with attractive mosaic splashback tiling with opaque and glitter style tiles. There is a stainless steel sink with drainer and mixer tap and an integrated double oven and ceramic hob. The upright fridge/freezer, automatic washing machine, tumble dryer and dishwasher will all remain. The room has tasteful décor, stone effect vinyl flooring and a window overlooks the rear. Ceiling downlighters.



Bedroom 1

13'2" x 11'10" [4.02m x 3.62m] approx.

Generously proportioned and with a tall deep silled window overlooking mature trees to the front garden. Tastefully decorated and with deep pile co-ordinating carpeting, traditional features include a high ceiling with plaster cornice, deep skirting and two arched alcoves. There is ample space for free standing bedroom furniture.

Bedroom 2/Dining Room

13'6" x 6'1" [4.12m x 1.85m] approx.

Overlooking the rear, this adaptable room is currently used as a dining room but could be a double bedroom if required. There is a built-in shelved storage cupboard and the room has hardwood walnut flooring co-ordinating with the décor.

Rear Hall

The rear hall is accessed from the kitchen and has a uPVC security locking door (under guarantee) and this leads to the rear garden. There is a tall built-in cupboard providing shelving storage and a further built-in cupboard houses the gas fired central heating combination boiler.



Bathroom

7'5" x 5'7" [2.27m x 1.71m] approx.

Located to the rear, the bathroom is fitted with a pedestal wash hand basin, bath and w.c. There is an electric shower over the bath with a glazed shower screen and extensive tiling to the shower area which continues to all walls. An opaque window to the rear affords natural light, there are ceramic floor tiles and a white heated towel radiator. The wall mirror with shelf will remain.

Outside

To the front, the garden is laid with gravel chips for ease of maintenance and planted with mature shrubs and trees providing privacy from the road side. The rear garden is large and bound by a traditional wall and mainly laid to grass and there are exclusive areas adjacent to the rear of the property. There is a double width exclusive storage cellar which is ideal for outdoor equipment and the property also has a share of the washhouse.



Location

Holburn Road lies between Great Western Road and Holburn Street with a wealth of local shops and amenities within striking distance and Union Street, Aberdeen's main thoroughfare only some 10 minutes walk from the property. Regular public transport is readily available to many parts of the city close by including the Robert Gordon Campus at Garthdee and the hospital complex at Foresterhill. The subjects enjoy easy access to the business centres to the south of the city and to Duthie Park, which is close by, with its wide open spaces and renowned Winter Gardens.

Notes

Gas fired central heating. uPVC double glazing. Ample TV and telephone points throughout. EPC=D. All fitted floor coverings, curtains, blinds, light fittings with the exception of bedroom one, integrated kitchen appliances along with the automatic washing machine, fridge/freezer and dishwasher will remain.

Viewing

Please telephone 07880 340756 or the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

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