




McEwan Fraser Legal
 Solicitors & Estate Agents
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253C Holburn Street
 ABERDEEN, ABERDEENSHIRE, AB10 7FL

253C HOLBURN STREET, ABERDEEN

Holburn Street is situated in a sought after location and just minutes from the heart of Aberdeen city centre. The area provides all the amenities one would expect from modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities. The property is well served by local shops and public transport facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and west of the city of Inverness.

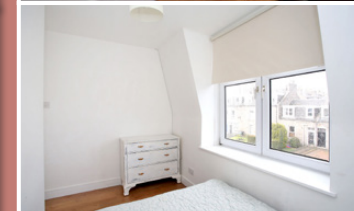
The property is also ideally located for both students and professional employees with both Aberdeen University and Robert Gordon University being a short distance and in addition, the Royal Cornhill and Foster Hill Hospitals are equally as close. This truly is an ideally located property and is a must view.

McEwan Fraser Legal are delighted to offer for sale this one bedroom flat which is located

five minutes walk from Aberdeen City Centre. There are several bus routes to all Universities as well as the Aberdeen Royal Infirmary.

Forming part of a traditional granite building, the communal hallway is protected by a security entry system. This well presented flat features full uPVC double glazed windows. With its superb location, this property would provide an ideal first time buy or Buy-To-Let. This well presented flat, which is decorated in neutral tones, consists of an entrance hallway which provides access to all rooms. The spacious lounge allows space for both living as well as dining furniture. The kitchen is fitted with a selection of base and wall storage units, washing machine, tumble dryer fridge freezer and an electric hob and oven with stainless steel extractor. The double bedroom has a wooden floor and as well space for free-standing furniture. Finally, the modern shower room fitted with a double walk-in shower, toilet and sink.

Outside to the front on-street parking is available. To the rear is a large shared drying green.



SPECIFICATIONS FLOOR PLAN & LOCATION

Approximate Dimensions (Taken from the widest point)

Kitchen	3.36m (11'0") x 1.90m (6'3")
Lounge	3.18m (10'5") x 3.23m (10'7")
Bedroom	1.78m (5'10") x 3.51m (11'6")

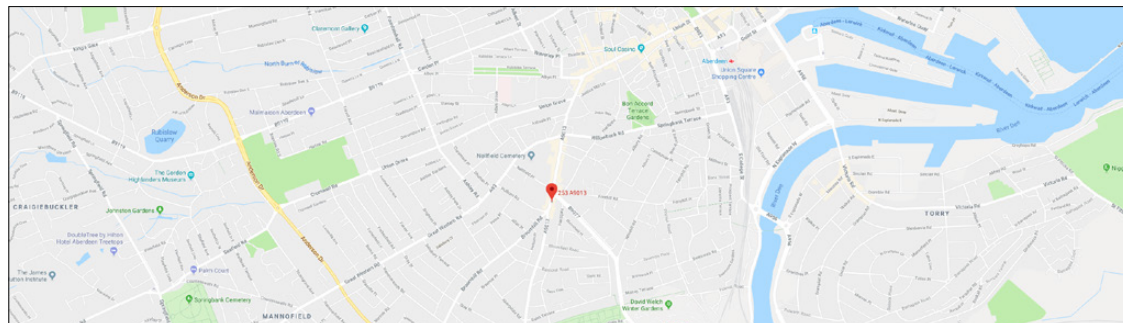
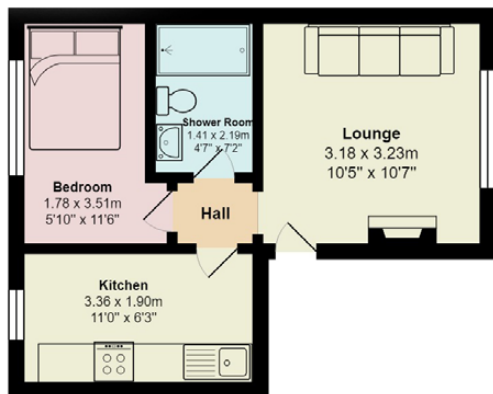
Shower Room 1.41m (4'7") x 2.19m (7'2")

Gross internal floor area (m²) : 29m²

EPC Rating : F

Extras (Included in the sale)

All light fittings, floor fittings, curtains and blinds are to be included in the sale. Other items are made negotiable.



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