


McEwan Fraser Legal

Solicitors & Estate Agents

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16 Hollybank Place

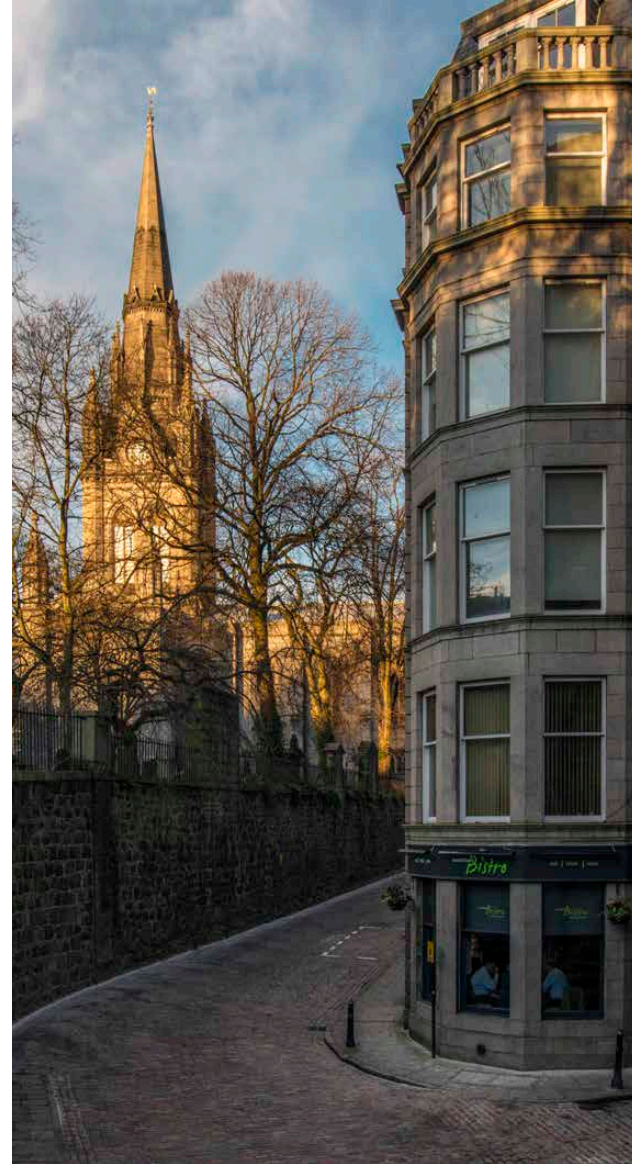
ABERDEEN, AB11 6XS

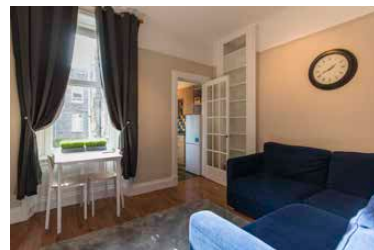
THE LOCATION

Holly Bank Place Aberdeen is a popular residential area close to many arterial routes and accordingly most parts of the city are easily accessible. With its sought after location, you are just a few minutes from the heart of Aberdeen city center, providing all the amenities one would expect with modern-day city living, including a verity of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The property and area are well served with local shops and great local public transport facilities. With the city offering further excellent Bus & Rail Service, with National & 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 beyond, and West to the city of Inverness.

The property is also ideally located for both the student and the professional employee with both, Aberdeen University at Old Aberdeen, the Robert Gordon University and Foresterhill Hospital complex is a short distance from the property.



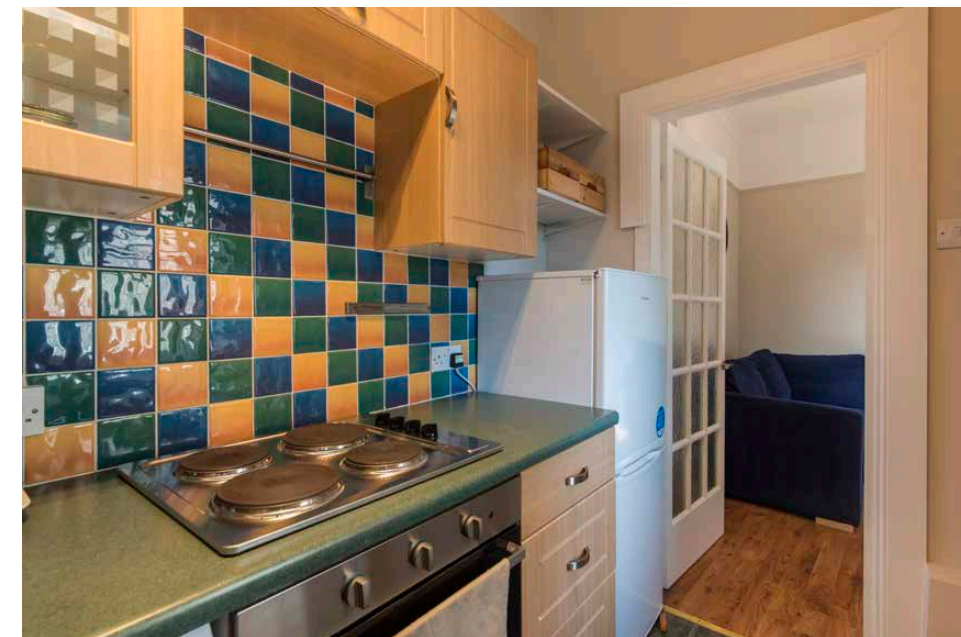
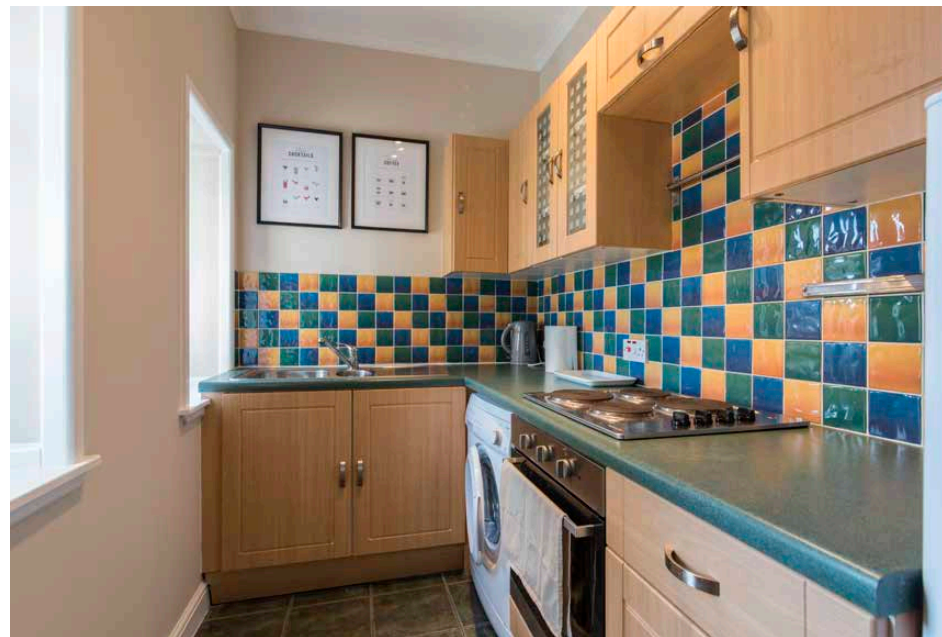


THE PROPERTY

Situated in a desirable location number 16 Hollybank Place is presented to the market in an immaculate walk-in condition. The present owner has maintained this property to an impeccable standard with no expense spared. Offering generous sized accommodation which has been decorated in a clean sharp neutral tone, the property further benefits from full double glazing and gas central heating throughout. The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept traditional Victorian stairway. This truly is a must view property and with its fantastic location would be a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

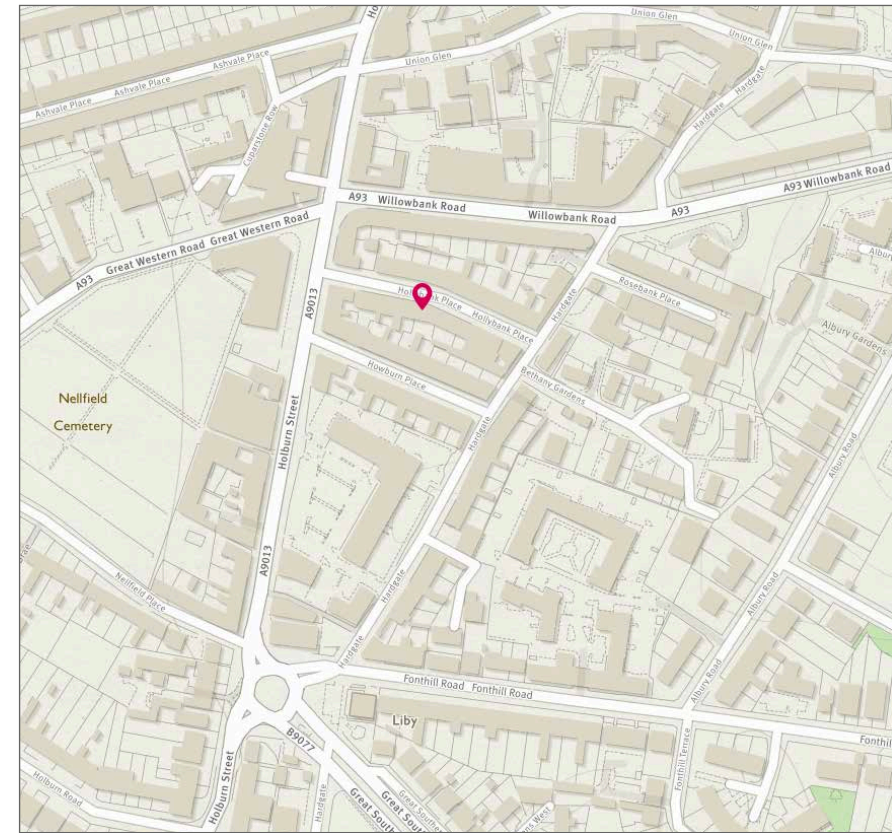
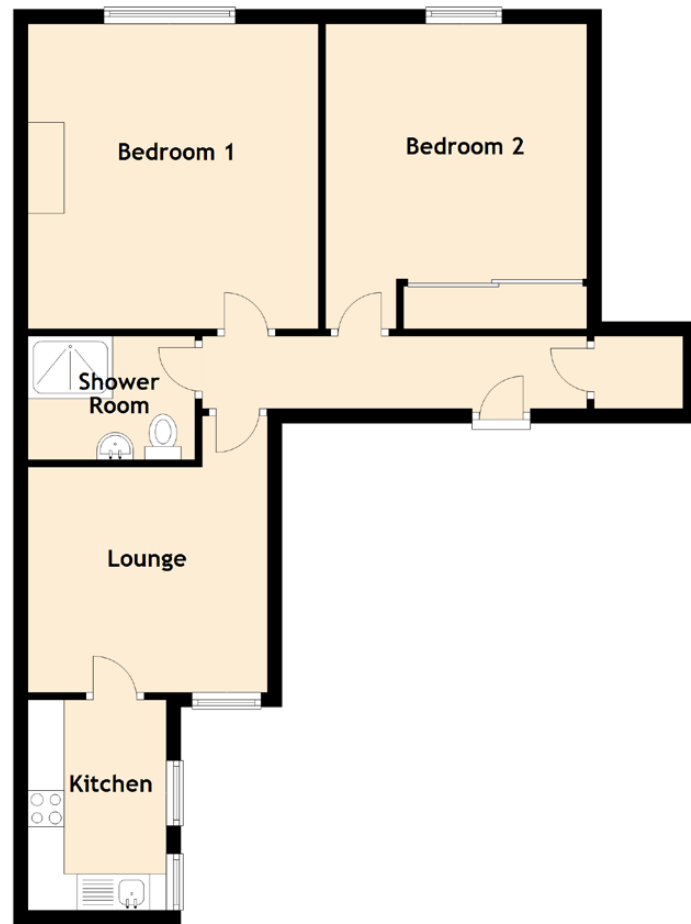
The property comprises of an internal hallway leading to all other rooms, spacious lounge, modern kitchen fitted. Centrally located three-piece shower room with sports shower and two large double bedrooms.

Parking permits can be applied for that can be used outside and close to this property. The rear communal garden with drying areas are kept in a tidy condition laid to lawn with a scattering of seasonal flowers.





THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.30m (10'10")
Kitchen	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")
Bedroom 2	4.00m (13'1") x 3.60m (11'10")
Shower Room	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²): 54m² | EPC Rating: C

Image credit: <https://www.dominicmurray.co.uk/property/>




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**Part
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