

Flat E 456 Holburn Street

ABERDEEN, AB10 7PB



TRADITIONAL, STONE AND SLATE
TWO-BEDROOM DWELLING



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McEwan Fraser is delighted to offer this attractive top-floor property, boasting two bedrooms, to the market. It is located in a popular location in Aberdeen with easy access to various amenities. 456 Holburn Street is presented to the market in excellent walk-in condition. The property is protected by a security entry system leading to the entrance hall and the bright, well-kept traditional Victorian communal stairway. The present owner during his long tenure has maintained to an impeccable standard and refurbished when necessary, decorated throughout in a fresh neutral tone with many of the properties' original features being retained. Offering generously sized accommodation, with full double glazing and gas central heating. With its fantastic location, whether you're a first-time buyer, a student, or looking for a fantastic buy-to-let investment, this is a must-view property.

The property consists of an internal hallway providing storage space and granting access to all rooms, and a well-proportioned lounge with a bay window that is flooded with natural light. The kitchen features a range of wall and base-mounted units, with contrasting worktops and splashback with a mixture of white goods and integrated appliances.







There are two double bedrooms both of which are large enough to accommodate a choice of free-standing bedroom furniture. A centrally located recently installed modern shower room completes the accommodation.

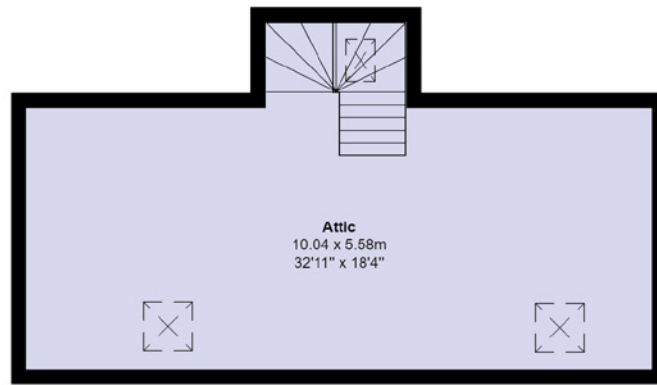
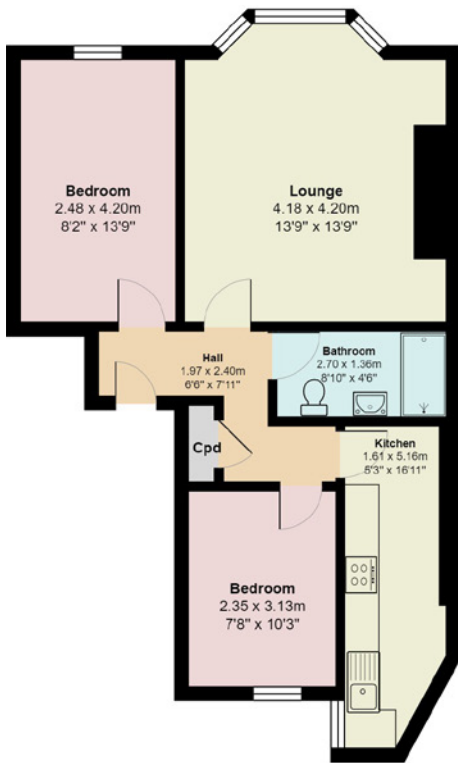




Bedroom 2







Gross internal floor area (m²): 52m²

EPC Rating: D

Floor Plan



There is also a utility cupboard on the half-landing with a stairway leading to a communal attic where you own a large storage area.







The communal rear garden is laid to grass with various mature shrubs and trees. A traditional row of small wooden terrace outbuildings/shed typical of this era one of which belongs to this property. Free on-street parking is available in the immediate area on several local streets.

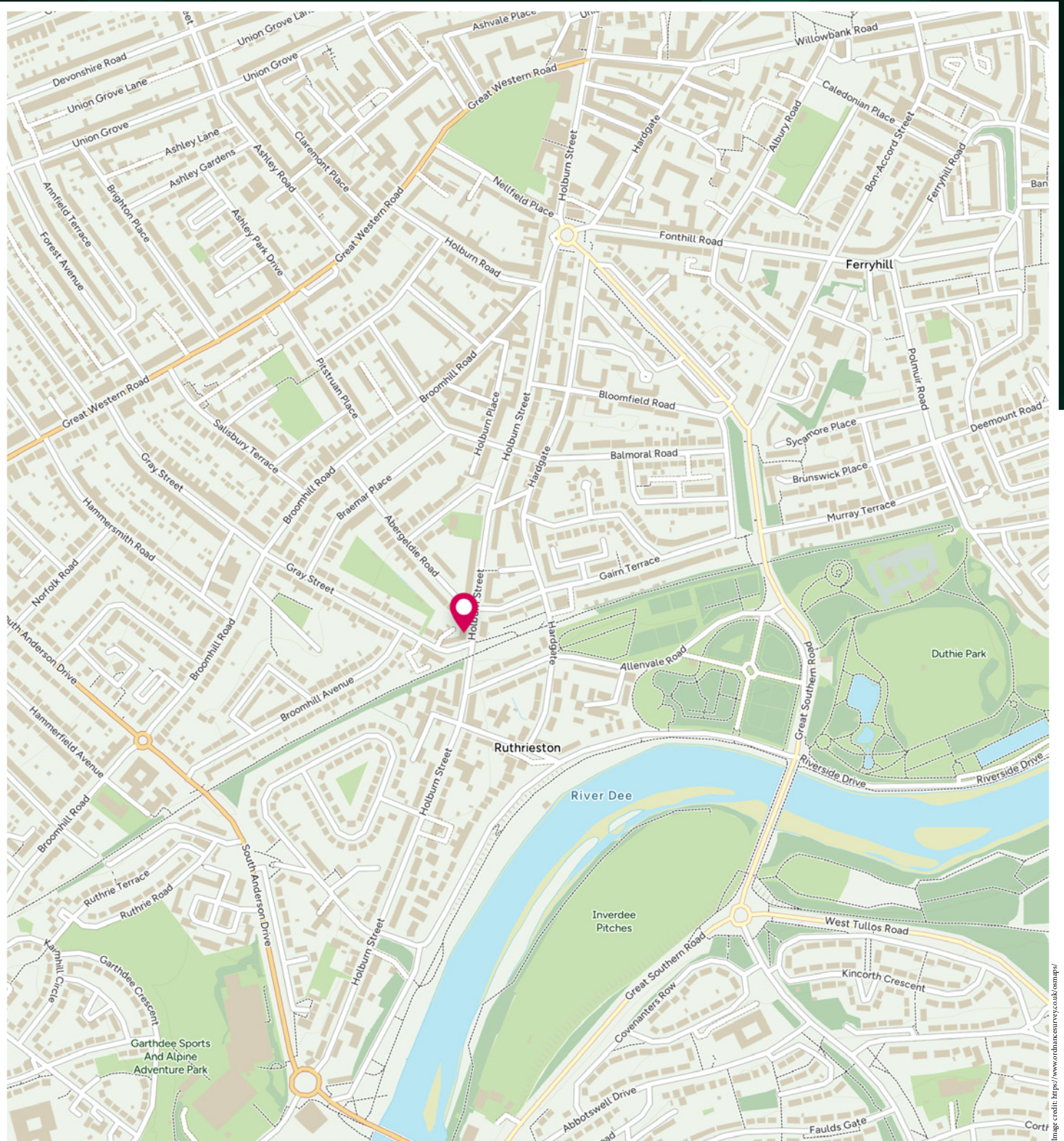




Situated in a sought-after popular location and just minutes from the heart of Aberdeen city centre, it provides all the amenities one would expect from modern-day city living, including various pubs, clubs, restaurants, and superb educational and recreational facilities. The property is well served with local shops and public transport facilities, with excellent road links allowing for convenient access to Robert Gordon University's Garthdee Campus, the retail and leisure outlets at Bridge of Dee, and the offices at Tullos and Altens related to the oil industry. Duthie Park, featuring the acclaimed Winter Gardens, is within proximity, and pleasant walks along the banks of the River Dee are easily accessible.

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 to the city of Inverness.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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Layout graphics and design
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