

# Thistles

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## 492f Holburn Street, Aberdeen, AB10 7LY

### £125,000



### Full Description

Well presented, two bedroom, top floor apartment is available for sale in the Holburn Area of Aberdeen City. The very spacious accommodation is ready to move into and comprises of: entrance hallway; bright and airy lounge with natural light streaming through the large front facing windows; fitted dining kitchen has a range of wall and base units, integrated gas hob, electric oven, space for large dining table; two double bedrooms both plenty of space for desks, one bedroom has built-in storage; modern shower room with a three piece white suite. Externally the property has ample on street parking and a communal garden. The communal area of this granite building has been kept to a great standard. In the basement the property has the added benefit of having two exclusive cellars. Viewing for this property is highly

### Features

- Spacious Accommodation
- Dining Kitchen
- Two Double Bedrooms
- Top Floor Apartment
- Ample on Street Parking
- Robert Gordons University Easy Walking Distance
- 2 Exclusive Cellars

recommended to appreciate the property on offer. Holburn Street has an array of local amenities close by such as bars, restaurants, shops, cafes, gym's, other entertainment options and so much more with-in easy walking distance. Also in easy walking distance is Robert Gordons University and Garthdee retail park. Regular transport links giving access to Aberdeen University and the rest of the city.

## Contact Us

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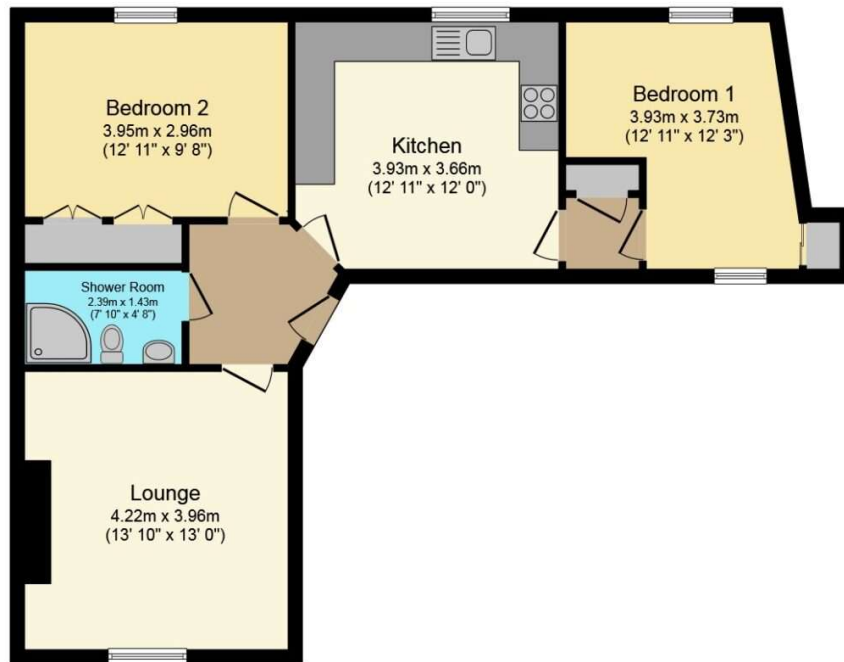






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Floor Plan

Floor area 67.4 sq.m. (725 sq.ft.) approx

Total floor area 67.4 sq.m. (725 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX