

Thistles

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378 Holburn Street, Aberdeen, AB10 7FZ

£220,000



Full Description

Spacious, three/ four bedroom, mid terraced house is situated in a very popular location in the West-End of Aberdeen City. Spanning over two floors with a large front garden and enjoys benefits of gas heating, double glazing, this would be a great purchase for professionals or families. The accommodation comprises of: entrance hallway with under stair W.C., large lounge with a beautiful sizeable window; good sized sitting room/ dining room with access to the kitchen; fitted kitchen with integrated appliances including electric hob, oven, fan, freestanding including washing machine, dishwasher and fridge/ freezer; three double bedrooms (two with built-in storage); further study/ single bedroom with a wall of built-in storage; a family bathroom with a 3 piece white suite and shower over bath; Externally an extensive front

Features

- West-End Location
- 3/4 Bedroom Mid Terrace House
- One off Street Parking Space
- One Bathroom & WC
- Two Reception Rooms
- Local Schools & Amenities Close By
- Regular Bus Links
- Large Front Garden
- Outhouse

garden, ample on street parking is available, to the rear single parking space, outhouse/ workshop. Viewing for this property is highly recommended to appreciate the property on offer. Holburn Street is situated in a street between Hardgate and Broomhill Road. This West-End location has an array of local amenities close by such as restaurants, shops, cafes and so much more within easy walking distance. Regular transport links on your door step to give access to the rest of the city. Nurseries, Primary and Secondary schooling all nearby.

Contact Us

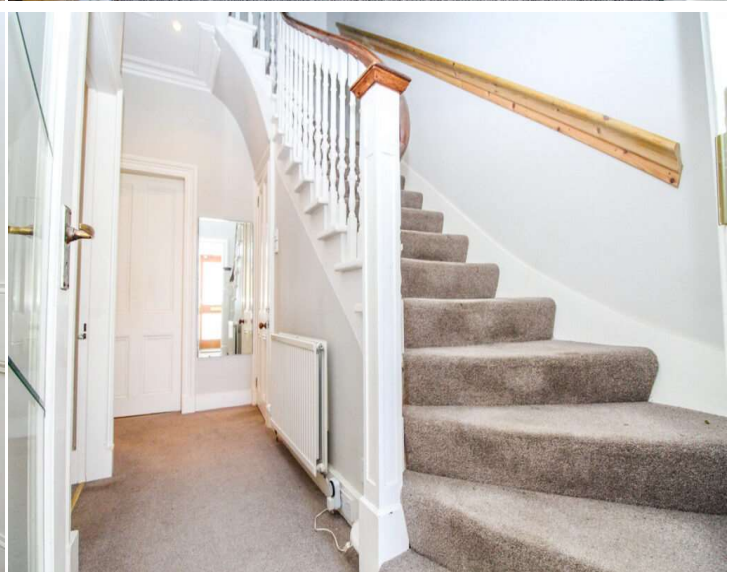
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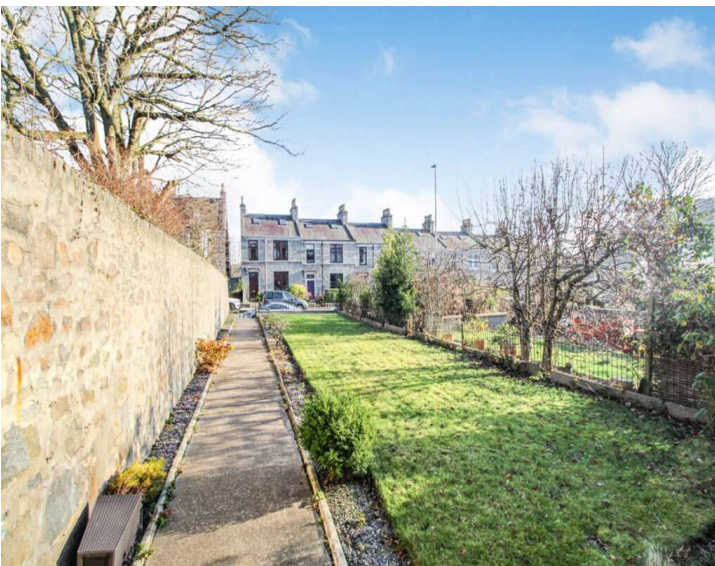
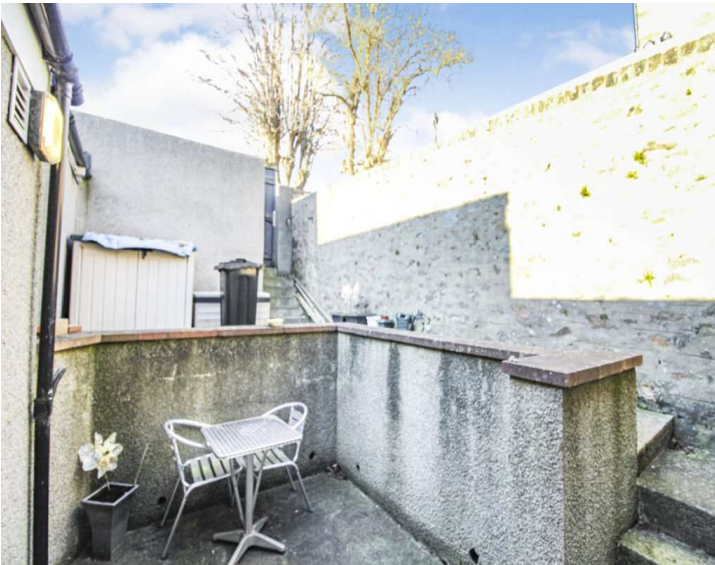
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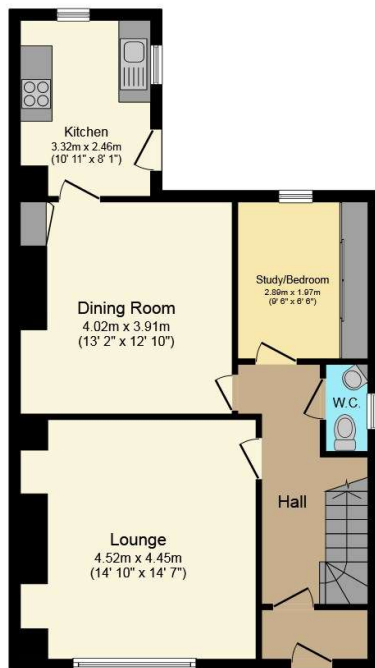






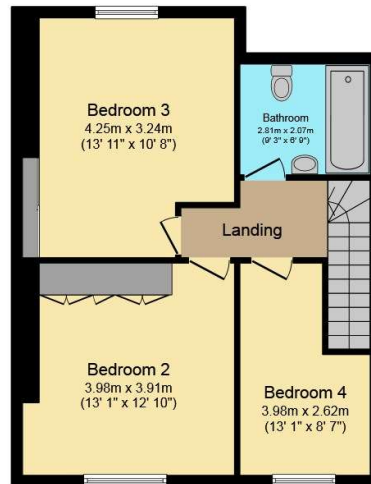
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	87
(69-80) C	
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	39
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC	



Ground Floor

Floor area 65.0 sq.m. (699 sq.ft.) approx



First Floor

Floor area 54.3 sq.m. (585 sq.ft.) approx

Total floor area 119.3 sq.m. (1,284 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