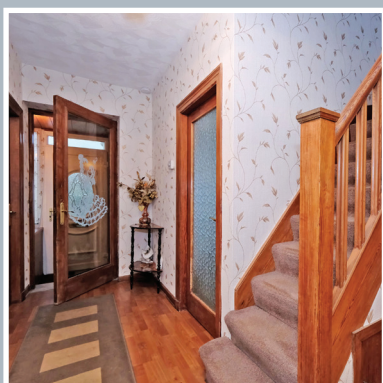




572

Holburn Street
Aberdeen AB10 7LJ



mackinnons
solicitors



We offer for sale this deceptively spacious four bedroom, three public room semi detached granite villa. This well presented property has been upgraded and extended over the current ownership to offer well proportioned accommodation spanning two floors. This attractive family home enjoys an elevated position with a fully enclosed rear garden and terrace.

Ideally positioned to the south of Aberdeen city with easy access to the excellent transport links. There are several amenities within walking distance including larger supermarkets and Robert Gordon University Campus, all located at the nearby Garthdee area.





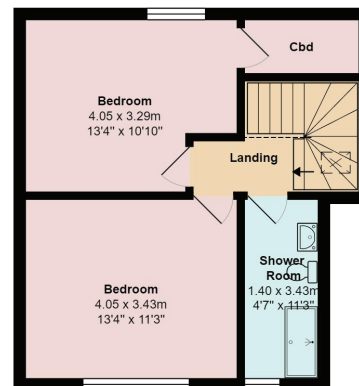
Entered via a uPVC door with decorative glazed screen, this bright entrance porch leads to the welcoming reception hall which features extensive use of natural wood evident in all doors and facings, complemented by laminate wood flooring. Double doors with decorative glazed panels lead to the generous lounge which offers ample space for a range of furnishings. This room boasts a large bay window overlooking the rear terrace and an ornate marble fire surround housing a living flame fire. A glazed door leads to a well appointed dining kitchen, fitted with a wide range of wall and base units incorporating ample roll front work surface and extensive splashback tiling. The integrated gas hob with extractor canopy, oven/grill, fridge and freezer will be included in the sale. An archway from the kitchen leads to the good sized dining area which benefits from a window to the rear and glazed uPVC door to the terrace. A useful utility area is accessed via the dining area and is fitted with additional units and provides space for a free standing washing machine. From the lounge a superb conservatory, glazed on two sides incorporates a glazed door to the rear terrace. There are two spacious double bedrooms located on the ground floor, the larger bedroom features a bay window frontage. A well appointed bathroom completes the ground floor.

A carpeted staircase with pitch pine balustrade and banister leads to the upper floor and remaining accommodation. Two further double bedrooms and a modern shower room fitted with extensive vanity units and a double fully aqua-panelled shower enclosure. The front garden features steps to a raised terrace. The fully enclosed rear garden features paved terraces with steps up to a further terrace with planted borders, screened by hedges and timber fencing.





- Four Double Bedrooms
- Three Public Rooms
- Dining Kitchen and Utility Room
- Bathroom and Shower Room
- Fully Enclosed Garden
- Gas Central Heating



Terms

Council Tax

Band F

EPC

Band E

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687

OUR services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.



www.carbonbalancedpaper.com

produced by xtc.com | 01224 878799