

STEWART & WATSON

your **complete** property & legal service

**4A HOLLAND STREET
ABERDEEN AB25 3UU**



One Bedroom Ground Floor (Left) Flat

- Lounge & Kitchen
- Bedroom & Shower Room
- DG & Gas CH
- Central Location
- Ideal First Time Purchase

Offers Around £55,000

Home Report Valuation £55,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Forming part of a traditional granite tenement, protected by security entry system, ideally placed for the Aberdeen University and City Centre we offer for sale this One Bedroom Ground Floor Flat which would represent an ideal purchase for those looking for an investment opportunity. The property enjoys the benefits of Double Glazing and Gas Central Heating. The accommodation comprises of Lounge, Kitchen, Bedroom and Shower Room.

ACCOMMODATION

Hall

The hallway gives access to all accommodation. Security hand set and gas meter- Central heating radiator and vinyl flooring

Lounge

13' 9" x 12' 3"
(4.19m x 3.73m) at widest

A good sized lounge located to the front of the building. Central heating radiator and fitted carpet.



Kitchen

7' 6" x 3' 9"
(2.29m x 1.14m)

Fitted with base and eye level units incorporating a stainless steel sink and coordinating work surfaces. The units further incorporate an electric oven with counter hob and washing machine. Opaque window and vinyl flooring.



Bedroom**11' 2" x 6' 9"**

(3.40m x 2.06m) at widest

Located to the rear of the building and benefiting from a built in cupboard incorporating hanging rail and shelf space. Further cupboard housing the central heating boiler, opaque window. Central heating radiator and fitted carpet.

**Shower Room**

Fitted with a coloured suite comprising w.c., wash hand basin and shower cubicle. Central heating radiator and vinyl flooring.



OUTSIDE

There is shared rear garden which laid mostly to grass. On street permit parking.

SERVICES

Mains water, drainage, electricity and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band A

EPC Band D

Entry

By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

The area is well served by local shops and public transport facilities and is ideally situated for the Aberdeen University Campus and Aberdeen Royal Infirmary. The location also offers easy access to most parts of Aberdeen City by a variety of arterial routes.

Reference

Oldmeldrum/MD/I22

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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