

FOR SALE



Bloomfield Court, Aberdeen

2 Bedrooms, 1 Shower Room, Apartment



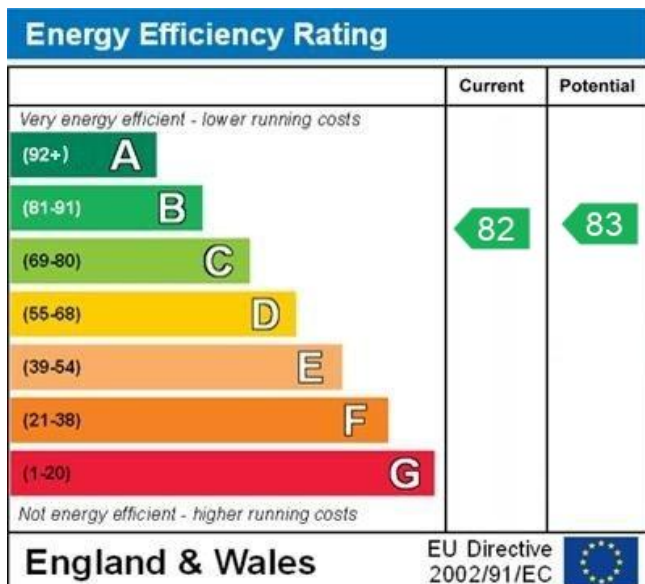
- Click on **VIRTUAL TOUR!**
- Bright Spacious Rooms
- Private Parking
- Gas Central Heating
- Council Tax Band D
- Local amenities nearby
- LARN: 1905074

BRILLIANT BLOOMFIELD! Click on **VIRTUAL TOUR!**
Two bedroom modern factored apartment in the residential area of Holburn Street. Within a fantastic and sought after development with private parking! This beautifully presented two bedroom property is located in the residential area of Holburn Street. The apartment is available on a furnished basis and is conveniently located for the city centre, Tullos and Altens industrial estates, this property is apt for a young professional, couple or small family.

Holburn Street is a popular residential street and a 10 minute walk to the City Centre.

Area features include

- Plenty of shops nearby
- A wide variety of restaurants and leisure facilities
- Excellent transportation to the City Centre, Altens industrial estate, Bridge Of Dee
- Easy access to Robert Gordon University with the number 1 or 2 bus.





LOUNGE This well-proportioned lounge room offers a bright and welcoming living space, enhanced by a large window that allows an abundance of natural light to flow throughout the room. The generous layout comfortably accommodates a lounge setting while still providing ample space for a dining area, making it ideal for both everyday living and entertaining. Neutral finishes create a versatile backdrop, allowing buyers to easily personalise the space to suit their style.

KITCHEN This well-appointed kitchen offers a clean, contemporary design with excellent functionality. Finished with sleek white cabinetry and complementary worktops, the space feels bright and inviting while providing ample storage and preparation areas. Integrated appliances, including an oven and extractor hood, create a streamlined look, while the generous countertop space makes everyday cooking both practical and enjoyable.

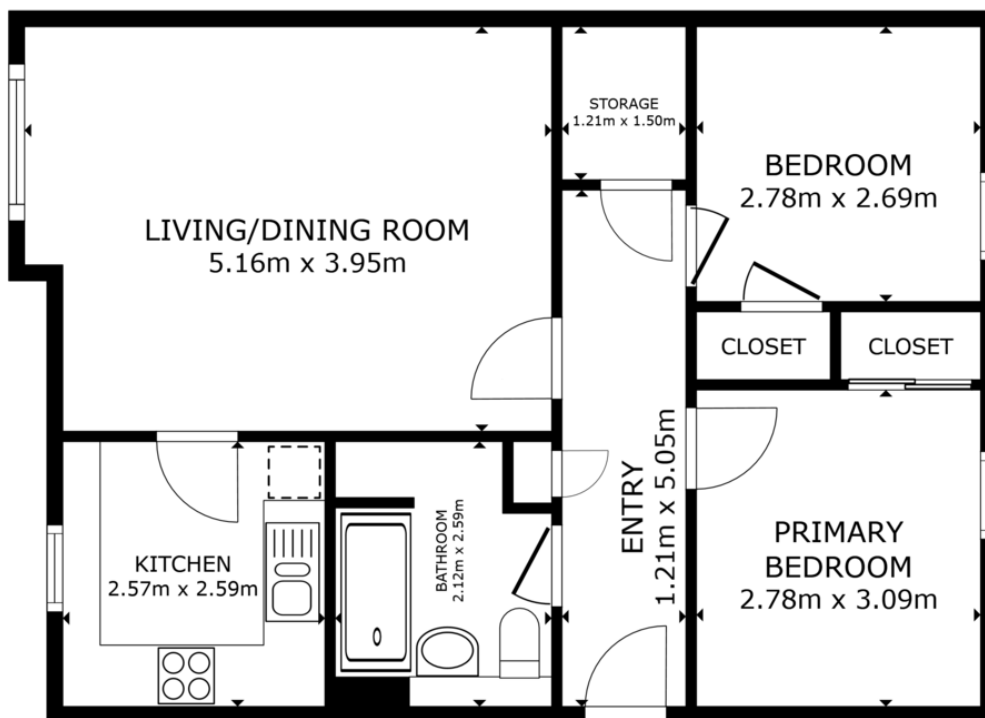
BEDROOM ONE This well-presented bedroom offers a comfortable and functional retreat, complete with a fitted wardrobe featuring sliding mirrored doors that enhance both storage and the sense of space. A large window provides excellent natural light, creating a bright and airy atmosphere. The neutral décor allows for easy personalisation, while the practical layout comfortably accommodates a double bed and additional furnishings, making it ideal for modern living.



BEDROOM The second bedroom is a well-proportioned double room, offering a comfortable and versatile living space. Benefitting from a window that allows for plenty of natural light, the room feels bright and welcoming throughout the day. Built-in storage cupboards provide excellent practical storage while maintaining a clean and uncluttered layout, making this room ideal for use as a guest bedroom, home office, or additional sleeping accommodation.

SHOWER ROOM This stylish shower room is finished to a high contemporary standard, featuring sleek grey wall tiling that creates a modern, spa-like feel. A glass-enclosed walk-in shower with chrome fittings offers a practical yet elegant focal point, while the compact WC and wall-mounted basin make excellent use of space without compromising on comfort. Bright, neutral tones and easy-care surfaces give the room a fresh, low-maintenance finish, making it both functional and visually appealing-ideal for modern living.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 60.5 m²
TOTAL : 60.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

