

18 Howburn Place, Aberdeen

Offers over £58,000







1 | 1 | 1 | Freehold | EPC rating: TBC

- Bright Spacious Lounge
- Double Bedroom
- City Centre Location
- Modern Kitchen
- Exclusive Outhouse
- Ideal for a First Time Buyer or Buy-To-Let

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Description

NOTE HOME REPORT - The home report is available to view on the Northwood website portal (northwooduk.com/aberdeen)- within the listing and select "View home report".

Northwood is delighted to offer for sale this one bedroom apartment located in the City Centre, just off Holburn Street and providing easy access to public transport to Robert Gordon University, Aberdeen University. The property is bright and spacious, neutrally decorated, in a ready to move in condition and would be an ideal purchase for first time buyers, professional couple or as a buy to let opportunity.

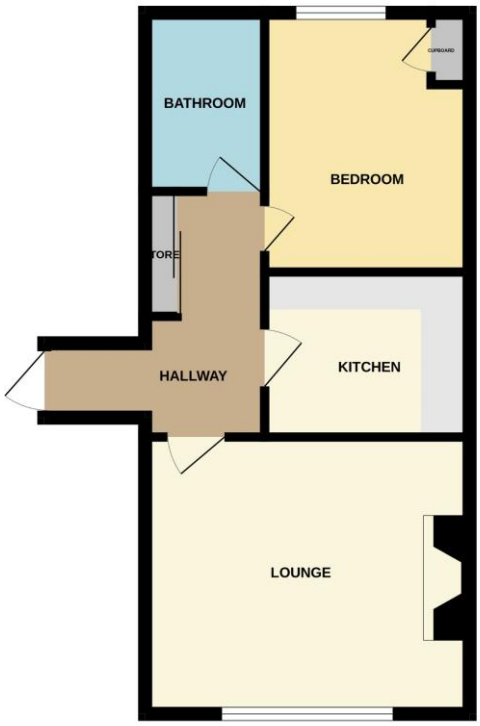
The accommodation comprises of: "L" shaped hallway; bright living room; modern kitchen; double bedroom with storage and bathroom. Outside there is a shared rear garden and an exclusive outhouse together with on street permit parking.

The property benefits from gas central heating and double glazing.

A property in Holburn gives its residents access to a range of local amenities the area has to offer, including several local shops. There are also bars and restaurants in the area, perfect for socialising with friends and family, being within easy access to the City Centre with excellent transport links in and around the City. The property is also a short distance to Robert Gordon University, David Lloyd leisure club, Asda, Sainsburys, B&Q and other large shops in the Garthdee area. The property also benefits from being a short distance to walks along Riverside Drive and around 1 mile from Duthie Park.

Viewings are highly recommended to appreciate this unique property in a ready to move in condition and ideally located in the City Centre. Please contact Northwood Aberdeen to arrange a viewing.

Floorplan



ONE BEDROOM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rooms

Hallway
Entered via a wooden front door, this welcoming L-shaped hallway provides access to all rooms within the property. The hall benefits from neutral décor, beech-effect flooring, a radiator, two ceiling light fittings, a security entry system, and a smoke alarm. Excellent storage is provided by a large sliding-door cupboard housing the gas meter, together with a high-level cupboard containing the electricity meter. Coat hooks are conveniently positioned behind the front door

Lounge
A bright and spacious lounge overlooking the front of the property, featuring a large window allowing for excellent natural light. The room benefits from neutral décor, high ceilings with decorative cornicing, and attractive beech-effect flooring throughout. Additional features include two radiators, a candle-style ceiling light fitting, and a smoke alarm.
4m x 3.93m (13'1" x 12'11")

Kitchen
Fitted with a range of contemporary white gloss wall and base units with chrome handles, complemented by black granite-effect worktops and matching splashbacks. The kitchen is equipped with an electric oven and hob, with an extractor fan concealed behind a coordinating white gloss unit front. There is dedicated space for a freestanding fridge freezer and washing machine. Further features include a stainless-steel sink with drainer and chrome mixer tap, spotlight lighting, grey tile-effect laminate flooring, and a smoke alarm.
2.6m x 1.59m (8'6" x 5'2")

Bedroom
A generous double bedroom positioned to the rear of the property, featuring a large window providing a pleasant outlook and excellent natural light. The room benefits from neutral décor, high ceilings, and attractive beech-effect laminate flooring. Additional features include a radiator, telephone/broadband point, spotlight fitting above the bed area and a carbon monoxide detector. A large built-in storage cupboard provides excellent storage space and houses the gas central heating boiler.
3.38m x 2.21m (11'1" x 7'4")

Bathroom
Fitted with a modern white three-piece bathroom suite comprising a bath with chrome mixer tap and overhead electric shower, wash hand basin with chrome taps, and WC with push-button flush. The room is finished with stylish marble-effect wet wall panelling and benefits from a glass shower screen, mirrored bathroom cabinet, extractor fan, and radiator. Further features include attractive stone-effect laminate flooring and a ceiling light fitting, creating a bright and practical space.
2.43m x 1.4m (8'0" x 4'7")

External
The property benefits from convenient on-street parking to the front. Externally, there is access to a shared garden area together with an exclusive outhouse, providing valuable additional storage space.

Photographs







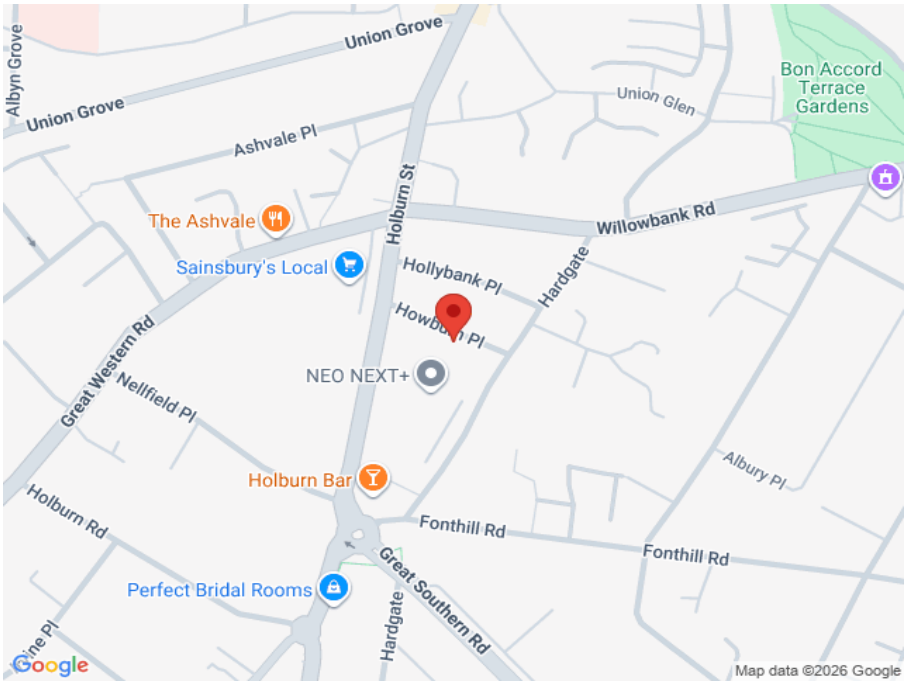






DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Map


Union Grove
Albyn Grove
Union Grove
Ashvale Pl
Union Glen
Bon Accord Terrace Gardens
The Ashvale
Holburn St
Willowbank Rd
Sainsbury's Local
Hollybank Pl
Hardgate
Howburn Pl
Great Western Rd
Nellfield Pl
NEO NEXT+
Albury Pl
Holburn Bar
Holburn Rd
Fonthill Rd
Fonthill Rd
Great Southern Rd
Perfect Bridal Rooms
Hardgate
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Notes