



375 Union Street, Flat 10 | Aberdeen | AB11 6BT

Two Bedroom Top Floor Flat

Offers Over £130,000

We are pleased to offer for sale this top floor two bedroom flat in the most convenient of city centre locations. The property offers spacious and attractive decor finished in a neutral tone throughout providing the ideal purchase for a variety of discerning buyers.

The accommodation comprises of a welcoming entrance with with storage facility providing access to all further accommodation, firstly a spacious lounge which can easily accommodate space for a wide variety of furniture. The kitchen has been fitted with a range of base and wall units providing ample storage and work surface space along with appliances such as the washing machine and fridge/freezer which are to remain as part of the sale. The kitchen also offers space for dining being able to accommodate dining furniture.

There are two spacious double bedrooms, both permitting space for a variety of bedroom furniture and being finished in a neutral colour scheme. The larger bedroom offers mirrored sliding wardrobes doors ideal for further storage. To complete the accommodation the bathroom has been fitted with a white suite comprising a w.c., wash hand basin and shower over bath.

ACCOMMODATION

- Lounge
14'1" x 15'6" (4.29m x 4.73m) approx.
- Kitchen
10'9" x 9'8" (3.28m x 2.95m) approx.
- Double Bedroom
15'5" x 8'6" (4.7m x 2.59m) approx.
- Double Bedroom
10'8" x 14'2" (3.25m x 4.32m) approx.
- Bathroom
4'9" x 9'7" (1.45m x 2.92m) approx.

Electric Heating

Double Glazing

Security Entry System

EPC Band - F



Lounge



Kitchen



Kitchen



Double Bedroom



Double Bedroom



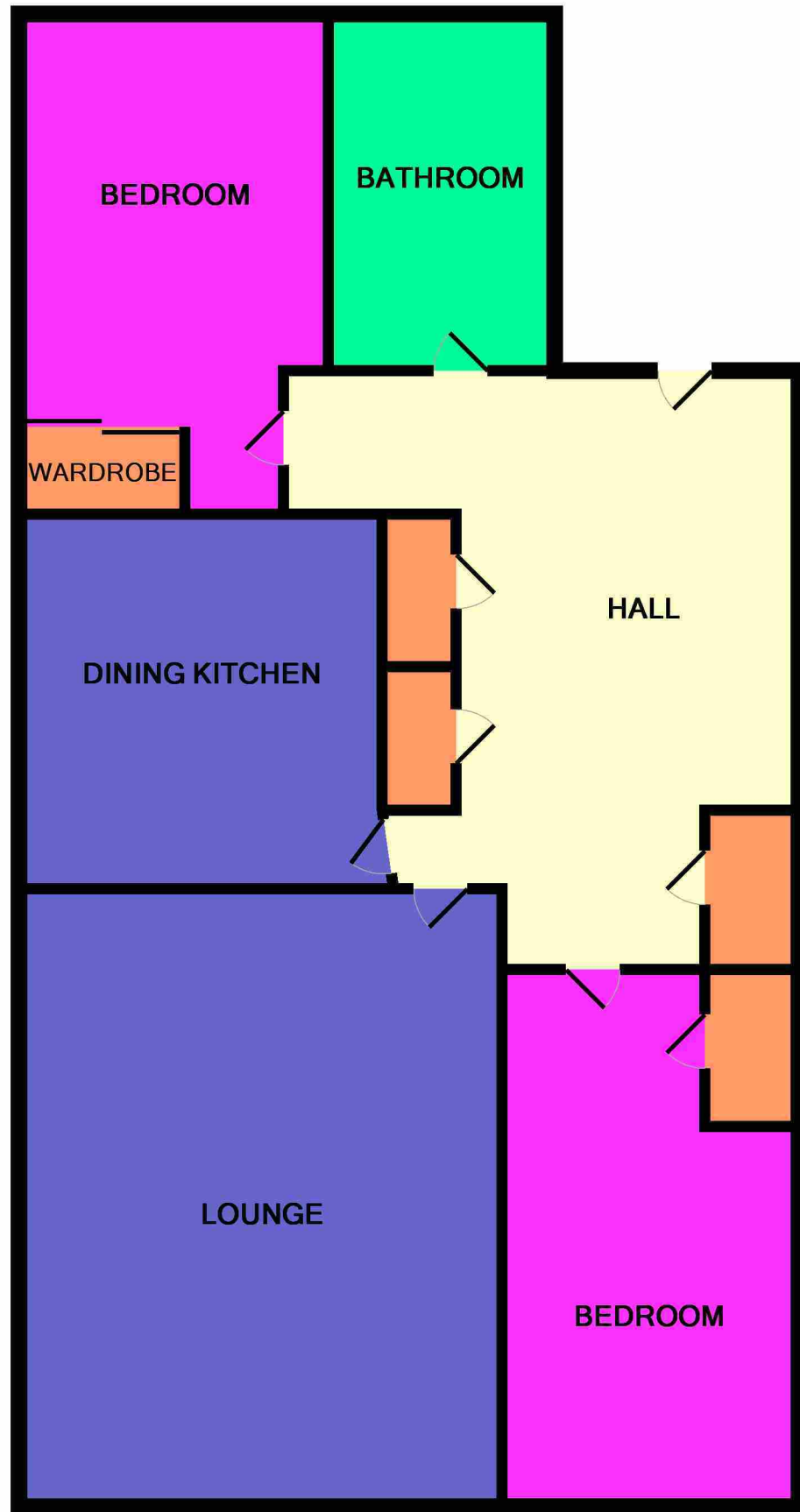
Bathroom



Hallway



Communal Stairwell



Floorplan

Property location



Directions: The property is located at the far west end of Union at the junction with Holburn Street, with the entrance on Alford Place.

Location: The property is located in a prime city centre location giving access to a wide range of shops, restaurants, clubs, pubs and a variety of recreational facilities in the area. Public transport to most parts of the City is virtually on the doorstep.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.