



205A Union Grove, Ashley Court
Aberdeen, AB10 6TE

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**205A Union Grove, Ashley Court
Aberdeen, AB10 6TE**

Well proportioned two bedroom flat

- Located on the ground floor
- Move in condition
- Well proportioned accommodation throughout
- Exclusive garden
- Allocated space in the residents car park



Two beds.



One bathroom.



One public room.

Well proportioned two bedroom flat

Conveniently located in the city centre, yet tucked back off of Union Grove, we offer for sale this two bedroom ground floor flat which offers a good level of accommodation with neutral decor throughout.

The property is entered via a security entry system into the communal hallway which gives way to the flat itself. The internal hallway benefits from a large built in storage cupboard and also gives access to most of the accommodation.

To the rear, the spacious lounge benefits from excellent natural light with patio doors allowing direct access into the exclusive garden. The kitchen is accessed from the lounge and fitted with a range of wall, base and drawer units overlaid with roll front work surfaces and incorporating a 1.5 bowl stainless steel sink and drainer, integrated electric hob and oven and also a free standing washing machine.

Both double bedrooms are well proportioned and situated to the front of the home boasting built in triple wardrobes with mirrored sliding doors and also affording ample space for further free standing furniture. Completing the home is the bathroom which is fitted with a three piece white suite comprising W.C., wash hand basin and bath with electric shower over, finished with tiled bath area and vinyl flooring.

Outside the property benefits from an exclusive garden laid with lawn as well as an allocated parking space providing useful off-street parking.



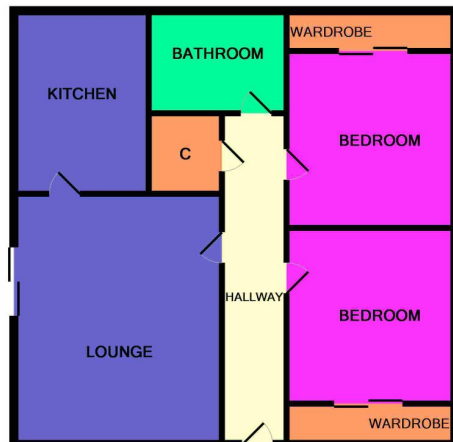
Bedroom one



Garden

Accommodation and plans

Lounge	13'6" x 11'2"	4.12m x 3.4m
Kitchen	9'10" x 7'3"	3m x 2.21m
Bedroom one	9'7" x 9'1"	2.92m x 2.77m
Bedroom two	9'7" x 9'1"	2.92m x 2.77m
Bathroom	7'5" x 5'6"	2.26m x 1.68m



Directions

Travelling west on Union Street turn left onto Holburn Street and then first right onto Union Grove. Continue for some distance before reaching Ashley Court on the left hand side.

Location

Union Grove is a tree-lined street in Aberdeen's west end, within walking distance of Aberdeen's main shopping thoroughfare offering easy access to shops, clubs, bars, restaurants, recreational and leisure facilities. Public transport is available nearby making most parts of Aberdeen readily accessible.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.