



290C Union Grove | Aberdeen | AB10 6TP

Well Presented One Bedroom First Floor Flat

Offers Over £125,000

Situated on a popular street to the West End of the city centre, we offer for sale this well presented one bedroom first floor flat. The property has been upgraded by the current owner to create a home that is in excellent order throughout and ideal walk-in condition for a first time buyer or even a buy-to-let investor.

The clean and tidy communal hallway gives way to the flat itself on the first floor. The internal hall leads through to the spacious front facing lounge which features a bay window and central fireplace with low level alcove storage at either side.

The modern dining kitchen has been fitted in recent years and features a range of white wall, base and drawer units overlaid with contrasting work surfaces and finished with attractive tiled splashback. Integrated is a fridge/freezer and stainless steel sink and drainer with a free-standing cooker which will also remain.

The double bedroom enjoys a pleasant outlook to the garden, having a built-in cupboard as well as space for a free-standing wardrobe.

Completing the home, the contemporary shower room is fitted with a white suite comprising W.C. and wash hand basin fitted into a vanity unit and a large shower compartment complete with mains shower.

Outside, the well maintained shared garden is extensively laid to lawn, with an exclusive storage cellar which provides useful outdoor storage space.

Lounge
16'9" x 12'1" (5.11m x 3.68m) approx.
Dining Kitchen
12'6" x 11'4" (3.81m x 3.46m) approx.
Bedroom
11'0" x 7'11" (3.35m x 2.41m) approx.
Shower Room
7'5" x 4'5" (2.26m x 1.35m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Bedroom



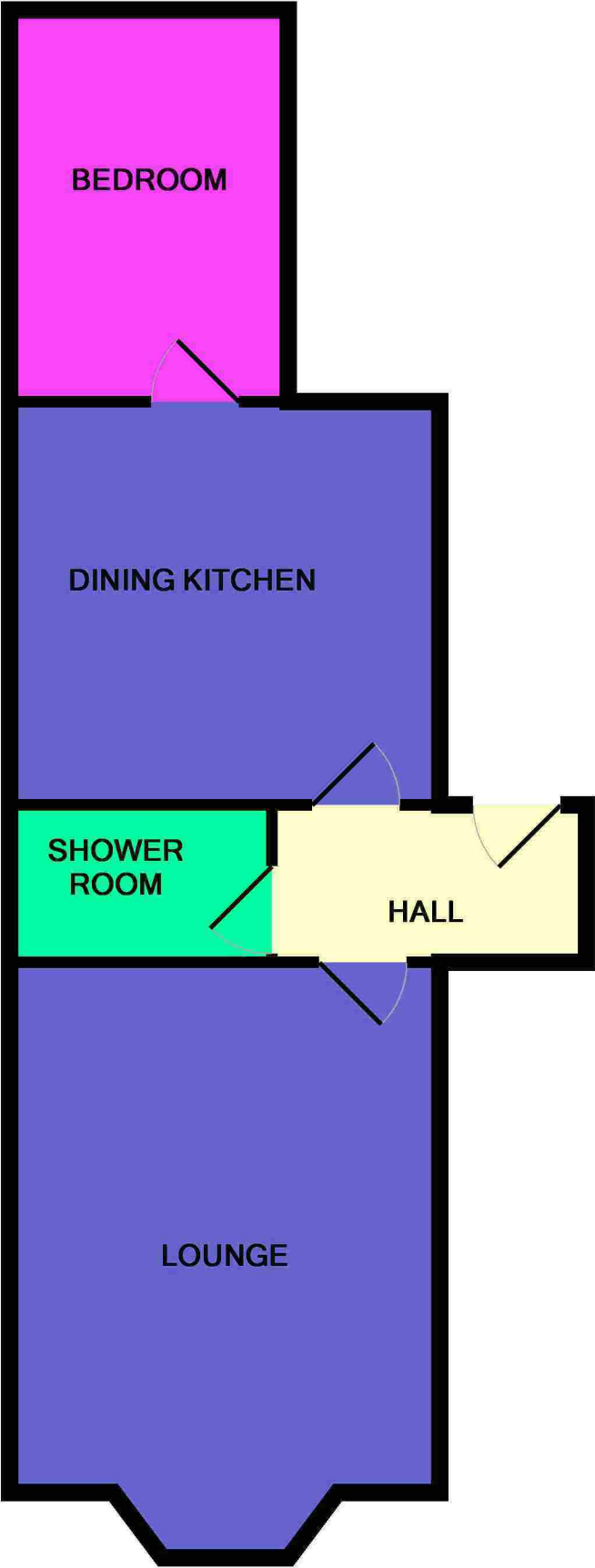
Bedroom



Shower Room



Shared Garden



Floorplan

Viewing By Appointment Telephone 07841 978957 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



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Directions:

Travel east on Union Street and turn left onto Holburn Street. Take the first exit on the right onto Union Grove and continue for some distance. The property is located on the right hand side.

Location:

Union Grove is a popular residential location in the west end of Aberdeen, close to a good public transport system making most parts of the city easily accessible. The property is close to Aberdeen's main shopping thoroughfare with a host of shops, pubs, clubs, restaurants and leisure activities available nearby.

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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.