



**Flat A, 135 Union Grove,**  
Aberdeen, AB10 6SN

ledingham  
chalmers  
estate agency





Kitchen

**Immaculately presented, two bedroom, ground floor flat**

- Fantastic location
- Ground floor accommodation
- Private residents parking
- Bright and spacious Lounge
- Two well-proportioned Bedrooms
- Fully fitted Kitchen



Two beds.



One bathroom.



One public room.



Kitchen

**We are pleased to offer for sale this spacious and well presented, two bedroom, ground floor flat which is in close proximity to Aberdeen city centre.**

This fantastic two bedroom executive apartment is situated on the ground floor of a modern, purpose-built development, in the heart of Aberdeen's West End. With the added benefit of an exclusive parking space in the secure car park, this property would suit the professional person or couple looking for an apartment close to the centre and all the recreational and leisure facilities in the immediate vicinity.

The apartment itself is well presented and is entered through a reception hallway with two deep storage cupboards and provides access to all accommodation.

The spacious lounge is finished in welcoming neutral decor, is bright and airy and features a large window overlooking Union Grove. Ample space is afforded for a sizeable dining table and chairs if required.

The stylish kitchen, again overlooks the front of the property and is fitted with an excellent range of wood effect base and wall units with co-ordinating worktops and splashback tiling behind, built-in gas hob with cooker hood above, oven, washer/dryer, fridge/freezer, cupboard housing gas central heating boiler, dishwasher and stainless steel sink and drainer. All white goods will be included within the sale.



**Bedroom**



**Bedroom**



Bedroom



Bedroom

The first spacious double bedroom enjoys a quiet rear aspect and has a double wardrobe with sliding mirror doors offering excellent shelf and hanging space.

The second double bedroom again has a south-facing aspect and double wardrobe with sliding mirror doors offering fantastic storage.

Completing the accommodation is the bathroom with shower over bath which has been fully tiled for convenience, W/C and wash hand basin which are nestled within a vanity unit providing further storage options.

To the rear of the property there is an exclusive gated parking area with one assigned parking space to the property, it is also worth noting that access to this car park is out with and unaffected by the city's ULEZ zone. The communal areas, both inside and outside are factored and covered by a monthly charge.

The property will be sold as seen with all contents included. Early viewing is highly recommended to fully appreciate the size and space on offer.

## Accommodation

|              |                 |               |
|--------------|-----------------|---------------|
| Lounge/Diner | 13'11" x 15'10" | 4.24m x 4.83m |
| Kitchen      | 8'10" x 14'2"   | 2.69m x 4.32m |
| Bedroom      | 10'9" x 13'5"   | 3.28m x 4.09m |
| Bedroom      | 10'8" x 13'5"   | 3.25m x 4.09m |
| Bathroom     | 7'2" x 6'11"    | 2.18m x 2.11m |



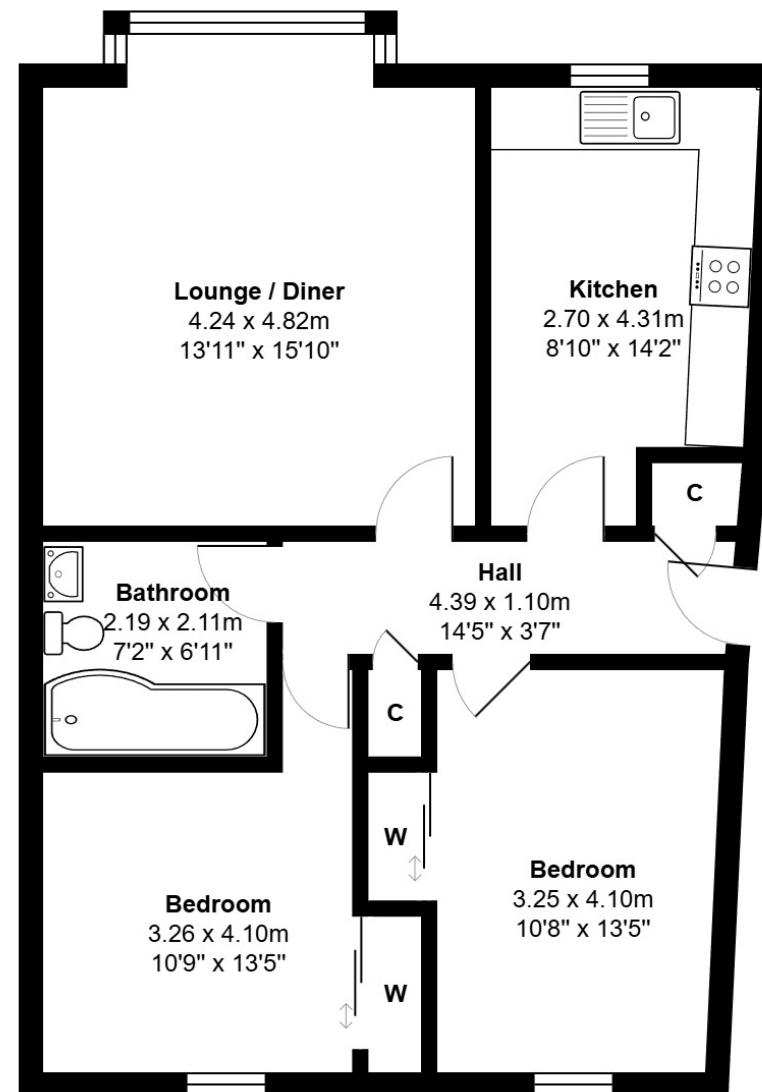
Bathroom



Parking

## Floorplan

### 135a Union Grove



## Directions

Travel west along Union Street, turn left on to Holburn Street and take the first right on to Union Grove. 135A Union Grove is just a short distance down the street on your left.

## Location

Union Grove, a long tree-lined predominantly residential street is only minutes from Aberdeen's main thoroughfare, Union Street. There are local shops nearby for day to day needs, a regular bus service to the city centre and beyond, and with its favoured west end location, easy access is afforded to the city's wealth of amenities, as well as the airport, the bus and railway stations, the businesses across the city and suburbs, the Foresterhill Hospital Campus and the Aberdeen Universities. There is a good selection of speciality shops, coffee shops and cafes on nearby St Swithin Street.

## Arrange a viewing

Viewing By appointment telephone 07711916000 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)

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.