



**98, FFL, Union Grove,**  
Aberdeen, AB10 6SA

**ledingham  
chalmers**  
estate agency



Lounge



Lounge



Kitchen

## Immaculately presented, one bedroom first floor flat

- Fantastic city centre location
- Immaculately presented throughout
- Bright and spacious Lounge with bay window
- Well-appointed, Kitchen with integrated appliances
- Double Bedroom with sleek panelling decor
- Bathroom with under floor heating



One bed.



One bathroom.



One public room.

**We are delighted to offer for sale this immaculate and deceptively spacious first floor, one bedroom flat, conveniently located in close proximity to Aberdeen city centre.**

The property has been well maintained by the current owner, with each room being decorated with modern tones. All furniture will be included within the sale of this fantastic property.

Upon entering this superb flat, you are greeted by a spacious and homely hallway. The hallway is the central hub of the home, which gives access to all accommodation and boasts a large storage cupboard wired for power.

The bright lounge is located to the front of the property and boasts excellent proportions, with a large bay window flooding the room with natural light. The lounge is decorated in modern tones, with quality flooring. There is ample space for a variety of free standing furniture as required.

The stylish kitchen is fitted with a range of contemporary white gloss units with complimenting worktops, tiled splashback and quality integrated appliances which are all included within the sale.

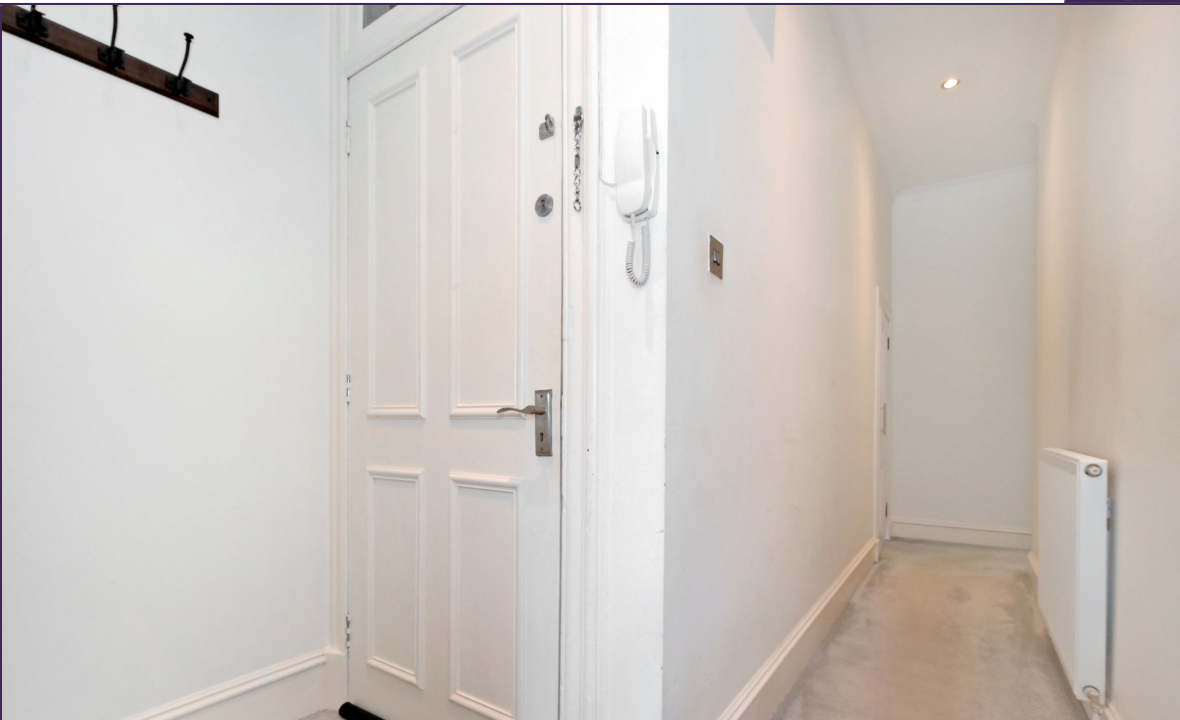
The double bedroom is decorated with sleek panelling and quality grey carpet. The room is of generous proportion offering ample space for a variety of free standing furniture.



Bedroom



Bathroom



Hallway



Lounge

Completing the accommodation is the shower room which benefits from under floor heating and has been finished to the highest of standards comprising large shower enclosure, bath, WC and wash hand basin. All wet areas have been fully tiled and there is a heated towel rail for convenience.

A utility room/storage space on the landing accommodates the washing machine, which is included in the sale.

To the rear there is a fully enclosed communal rear garden. On Street parking may be available by the way of a permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable.

## Accommodation

Lounge	12'10" x 13'1"	3.91m x 3.99m
Kitchen	9'6" x 5'10"	2.9m x 1.78m
Bedroom	15'5" x 10'3"	4.7m x 3.12m
Bathroom	9'6" x 7'3"	2.9m x 2.21m



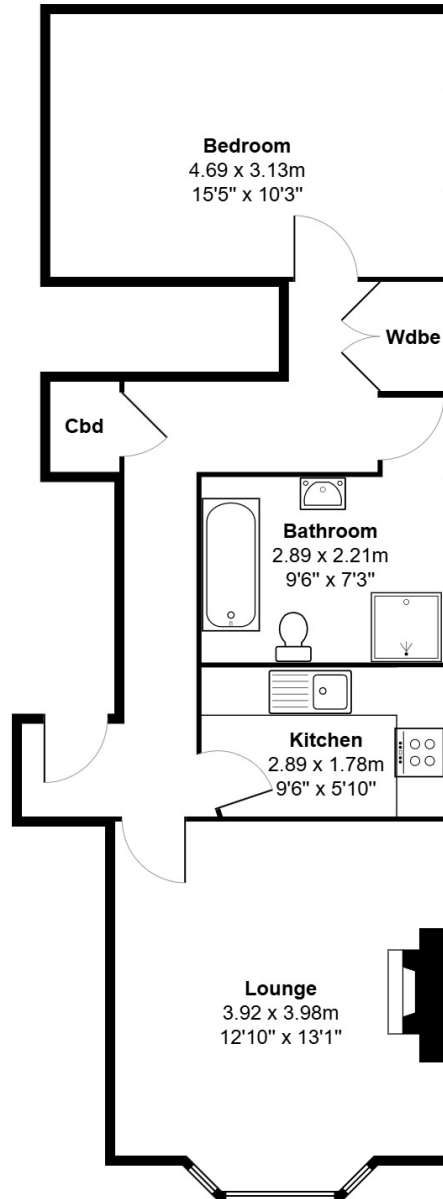
Kitchen



External

# Floorplan

98 Union Grove



## Directions

From the West End of Union Street turn onto Holburn Street, turn first right into Union Grove and No. 98 is on the right hand side.

## 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.

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.

## Arrange a viewing

Viewing By appointment telephone 07762852337 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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