



40, TFL, Union Grove
Aberdeen AB10 6SY

Offers over **£110,000**

**ledingham
chalmers**
estate agency



Lounge



Lounge



Kitchen

Charming, two bedroom, city centre top floor flat

- Situated in the heart of the City Centre
- Light and fresh decor throughout
- Superb Lounge with bay window
- Stylish, fully fitted Kitchen
- Gas central heating and double glazing
- Useful Utility room



Two beds.



One bathroom.



One public room.

Situated in a most popular residential city centre location, we are delighted to present for sale this immaculate and ready to move into top floor flat which forms part of a well maintained traditional tenement.

This beautifully presented property offers a fantastic opportunity for the buy-to-let investor, first time buyer or professional couple working in the city and enjoys the modern comforts of gas central heating and double glazing.

The property is presented to the highest of standards throughout boasting tasteful modern colour schemes, high ceilings and deep cornicing.

The welcoming entrance hallway gives access to all the accommodation.

The exquisite lounge has a large bay window as the main focal point, the high ceilings and fresh neutral decor create a real sense of airiness.

There is ample space for a range of free standing furniture.

The fully fitted kitchen has a range of wall and base mounted units with gas hob, oven inset and dishwasher.

There are two excellent sized double bedrooms both with large picture windows and ample natural light.

Completing the accommodation is the bathroom with a white three piece suite comprising WC, wash hand basin with mixer shower overhead.



Kitchen



Bedroom



Bedroom



Bedroom

There is one item that I'd like to draw your attention to and that is there is also a very useful utility room on the landing that currently houses the washing machine.

The property benefits from a shared basement area with a secured storage cellar for each property and an elevated garden with communal drying area.

Early viewing is essential to appreciate the level of accommodation on offer.

Accommodation

Lounge	13'2" x 13'7"	4.01m x 4.14m
Kitchen	8'5" x 5'9"	2.57m x 1.75m
Bedroom	7'11" x 13'7"	2.41m x 4.14m
Bedroom	7'9" x 9'10"	2.36m x 3m
Bathroom	5'4" x 7'1"	1.63m x 2.16m



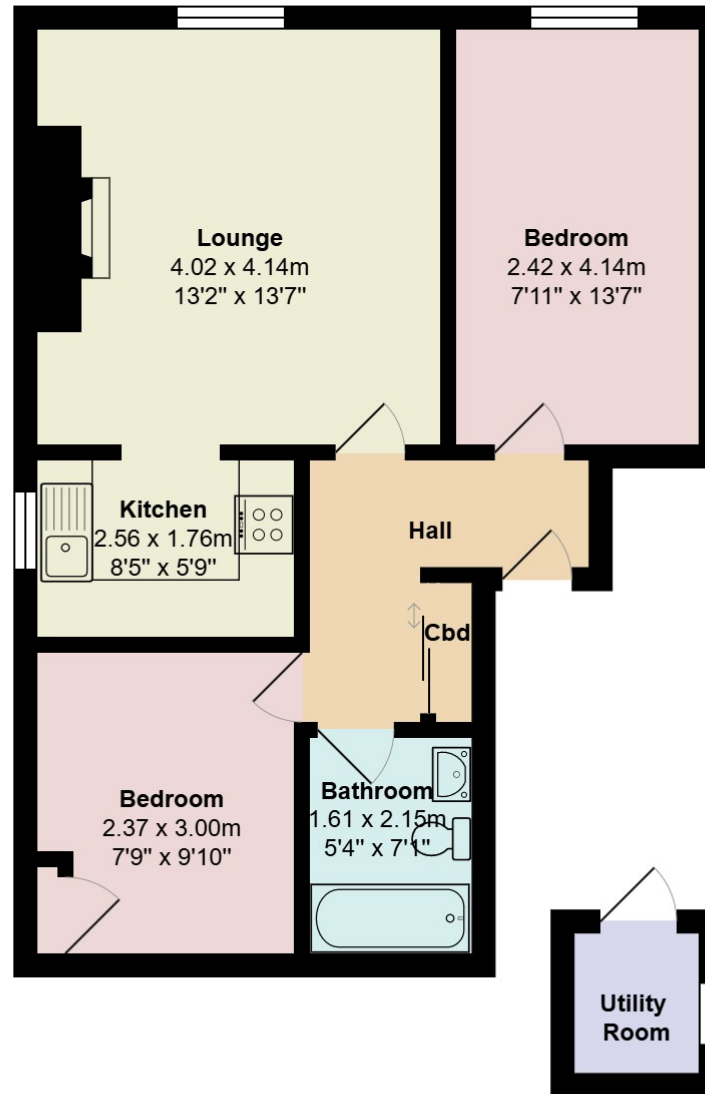
Bathroom



Shared Garden

Floorplan

40 Union Grove TFL



Directions

By foot from the top of Union Street, go left into Holburn Street. Turn first right into Union Grove. Number 40 is a short distance along on the right.

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 Aberdeen relatively easily accessible. The property is ideally located for Ashley Road Primary School catchment and is close to Aberdeen's main shopping thoroughfare with a host of shops, pubs, clubs, restaurants and leisure activities being available.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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