



276 Union Grove,
Aberdeen, AB10 6TQ

**ledingham
chalmers**
estate agency



Kitchen



Bedroom

**276 Union Grove,
Aberdeen, AB10 6TQ**

**Bright one bedroom first floor flat located in
the heart of the city centre**

- Convenient City Centre location
- Close proximity to a range of local amenities
- Bright and spacious flat with generous room sizes
- Well maintained shared Garden to rear
- Well equipped Kitchen with excellent storage
- Traditional Lounge with outlook to front



This one bedroom first floor flat, located on Union Grove in the heart of Aberdeen, presents an excellent opportunity for those looking to put their own stamp on a property.

Offering fantastic potential, the flat is in need of some modernisation and refurbishment, making it the perfect project for investors or first-time buyers looking to create a home tailored to their taste. Situated on Union Grove, this flat benefits from a central location with easy access to Aberdeen's city centre, excellent public transport links, and local amenities, including shops and cafes. The building is well-maintained, with the flat occupying a prime position on the first floor.

The flat consists of a spacious living room, a good sized bedroom, a functional kitchen, and a bathroom. While the property would benefit from an update, the generous room sizes and traditional layout provide a solid foundation for transformation. The bright living spaces are a blank canvas, allowing for creative design and improvement.

The flat further benefits from excellent storage space, providing practicality for day-to-day living and a beautifully maintained shared garden to the rear with exclusive outhouse.

Whether you're a DIY enthusiast, investor, or someone seeking a project in a sought-after area, this flat offers a unique opportunity to add value in one of Aberdeen's popular residential districts. With work and vision, this flat could become a modern, stylish home in a prime location.



Bathroom



Exterior

Accommodation and plans

Lounge	13'2" x 13'6"	4.01m x 4.12m
Kitchen	9'7" x 12'8"	2.92m x 3.86m
Bedroom	13'2" x 7'5"	4.01m x 2.26m
Bathroom	5'7" x 6'10"	1.7m x 2.08m

Directions

From Holburn Junction travel south along Holburn Street and turn first right into Union Grove. Proceed straight ahead at the traffic lights past St Swithin Street, and the property is located on the right indicated by our for sale sign.

Location

Union Grove lies in the sought-after West End of Aberdeen, just minutes walking distance from the city centre and the many amenities on offer which include restaurants, bars, health clubs and cinemas. It also offers convenient travel to all parts of the city via the easily accessible Anderson Drive. The property also benefits from a wide range of local shops, cafes and provides good access to public transport.

Arrange a viewing

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.

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