



**301, Flat C, Union Grove,**  
Aberdeen, AB10 6TD

**ledingham  
chalmers**  
estate agency



Lounge



Lounge



Bedroom/Dining Room

## Well presented, three bedroom, first floor flat

- Fantastic city centre location
- Bright and spacious Lounge
- Well-appointed Kitchen
- Three sizeable double Bedrooms
- Shared rear Garden
- Two outdoor storage units



Three beds.



One bathroom.



One public room.

**We offer for sale this attractive three bedroom, first floor flat forming part of a traditional granite building and situated within an ideal city centre location.**

Having been decorated and well-presented by the present owner, this beautiful home is a must see. Served by gas central heating and double glazing, the accommodation is spacious throughout and enjoys a shared rear garden and two outdoor storage units. Parking is available on street at the front of the property.

Viewers are firstly greeted by the welcoming entrance hallway which provides access to all accommodation.

The bright and spacious lounge features a large window to the front of the property allowing ample natural light to flood the room. Retaining other traditional features which continue throughout the home, the lounge is further enhanced by ceiling cornicing and deep skirting boards.

The stylish kitchen is fitted with a range of contemporary base and wall units with co-ordinating surfaces. All integrated appliances will be included within the sale however the fridge, freezer, washing machine and dryer are available by separate negotiation.

The first double bedroom is currently being used a dining room and features a lovely garden outlook.



Kitchen



Kitchen



Bedroom



Bedroom

There are two further well-proportioned double bedrooms one to the front and the other enjoying a quiet rear aspect. Both offer plentiful space for a variety of free-standing furniture as desired.

Completing the accommodation is the bathroom comprising shower over bath, WC and wash hand basin nestled within a vanity unit with added storage. There is also a heated towel rail for convenience.

To the rear there is a shared drying green and to outdoor storage units, this is the perfect space to store tools, seasonal items, or to use as additional household storage.

Another noteworthy mention is the exclusive storage cupboard which is conveniently easily accessible via the communal staircase.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

## Accommodation

Lounge	12'4" x 12'11"	3.76m x 3.94m
Dining Room/Bedroom	9'6" x 12'11"	2.9m x 3.94m
Kitchen	8'2" x 16'1"	2.49m x 4.9m
Bedroom	14'0" x 16'2"	4.27m x 4.93m
Bedroom	12'6" x 12'11"	3.81m x 3.94m
Bathroom	4'7" x 12'11"	1.4m x 3.94m



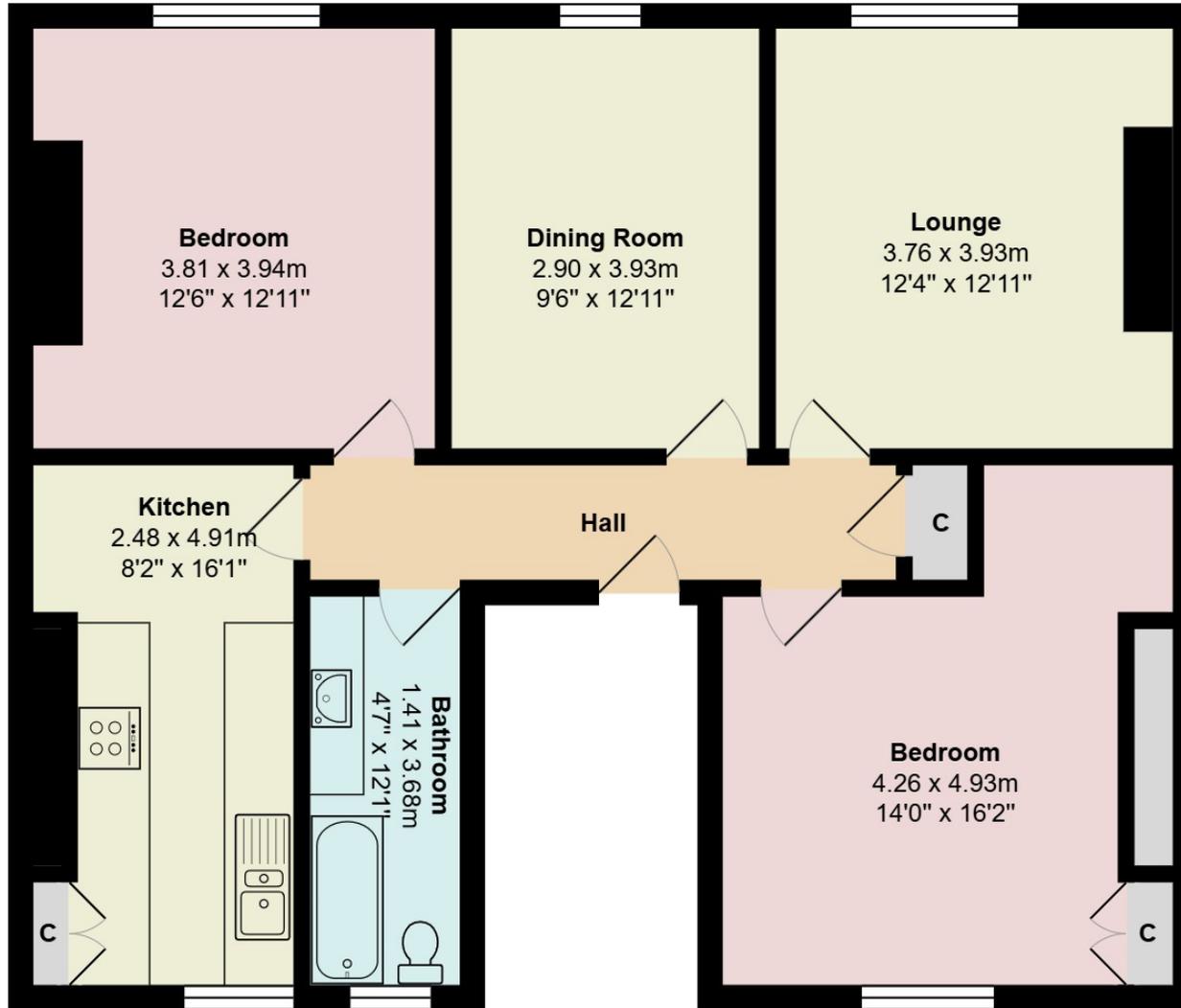
Bathroom



Shared Garden

Floorplan

301 Union Grove Flat C



## Directions

From the west end of Union Street turn left onto Holburn Street and take the first right onto Union Grove. Continue for some time and the property is located on the left hand side of the street.

## 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 appointment telephone 07590759821 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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