



39 Union Grove,
Aberdeen, AB10 6SD

Fixed Price **£105,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen

39 Union Grove, Aberdeen, AB10 6SD

**One bedroom second floor flat in city centre -
£10,000 below valuation**

- Bright and Spacious Living and Bedroom
- New Kitchen with white gloss wall and base units
- New Bathroom with a large shower compartment
- Newly installed Central heating system
- Shared Storage facilities found in the loft and landing



One bed.



One bathroom.



One public room.

This beautifully presented, modernised and refurbished one bedroom top floor flat forms part of a traditional well-kept granite building in a sought after west end location.

The flat creates a fresh, neutral home in ready to move in condition.

A security entry system gives access to the communal hall and stairs, ascending to the second floor where the flat itself is located. The internal hall gives way to the rear facing lounge which benefits from two built in storage cupboards.

Off the lounge is the kitchen, which has been recently fitted with white gloss wall and base units. The kitchen includes all the necessities including a fridge, cooker and washing machine.

The generous bedroom to the front of the home features twin alcoves fitted with low level cupboards and also offers ample space for a range of free-standing furniture.

Completing the internal accommodation, the modern shower room is fitted with a white W.C. and wash hand basin with a large shower compartment housing a mains shower, finished with vinyl flooring and a chrome towel rail.

The property benefits from a half share of the loft as well as a half landing cupboard, ideal for the storage of larger items. The well maintained shared garden is mainly laid to lawn with an exclusive outhouse pertaining to the flat.



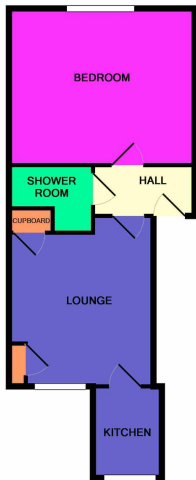
Bedroom



Shower room

Accommodation and plans

Lounge	13'5" x 12'2"	4.09m x 3.71m
Kitchen	6'7" x 4'6"	2.01m x 1.37m
Bedroom	13'2" x 12'7"	4.01m x 3.84m
Shower Room	8'0" x 4'5"	2.44m x 1.35m



Directions

Travelling from Union Street continue onto Holburn Street and take the first right onto Union Grove. No. 39 is situated a short distance along on the left hand side.

Location

Union Grove is one of the main arterial routes to the city and the Aberdeen Ring Road being located nearby means most parts of Aberdeen are readily accessible. The area is well served by local shops and by public transport facilities and is within relatively easy walking distance of the west end of Union Street. Given the properties location a wide range of pubs, clubs, restaurants and leisure facilities are all within easy walking distance.

Arrange a viewing

Viewing By Appointment Telephone 07598 857517 or 07562 591289 or By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

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enquiries@ledinghamchalmers.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.