



**60 Union Grove**  
Aberdeen AB10 6RX

Offers over **£120,000**

**ledingham  
chalmers**  
estate agency





Lounge





Kitchen

## Charming two bedroom city centre first floor flat

- Well proportioned two bedroom first floor flat
- Situated in the heart of the city centre
- Superb lounge with large window
- Spacious centrally placed kitchen
- Shared communal gardens with exclusive outhouse
- Gas central heating and double glazing



Kitchen



**Two** beds.



**One** bathroom.



**One** public room.



**Situated on the first floor of a traditional granite tenement protected by a security entry system, we are pleased to offer for sale this two bedroom flat located in a sought after location in the heart of the city.**

This well 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, along with traditional features such as high ceilings and deep cornicing.

The welcoming entrance hallway gives access to most of the property's accommodation.

The spacious lounge has a large window and feature fire place as the main focal points of the room, the high ceilings and decor create a real sense of space and calm. The room is large enough for a range of free standing furniture as desired, with two alcoves either side of the fire place being well utilised with shelving.

The centrally located kitchen is well presented in cream tones, with contrasting wood effect work surface and flooring. A large window above the Belfast sink gives peaceful garden views and fills the room with an abundance of natural light. Integrated appliances include gas hob, oven, fridge/freezer and extractor fan. There is also a free standing washing machine. A feature fire place with wooden mantel gives a lovely focal point to the room.

There are two good sized bedrooms both with large picture windows which floods the rooms with ample natural light. One bedroom is located at the front of the building and the other to the rear, with the rear bedroom being accessed via the kitchen adding a heightened sense of versatility.



Kitchen



Bedroom





Bedroom

Completing the accommodation, the modern shower room is fitted with a white two piece suite with wc, wash basin and large walk-in shower. The room is tastefully finished with tiling to the walls and floor.

Externally, the property benefits from a shared garden to the rear with an exclusive outbuilding and share of the wash house, bike shed and further communal outbuilding.



Shower Room



Accommodation

Lounge	12'2" x 13'7"	3.71m x 4.14m
Kitchen	12'1" x 11'8"	3.68m x 3.56m
Bedroom	7'6" x 13'7"	2.29m x 4.14m
Bedroom	7'3" x 11'"	2.21m x 3.35m
Shower Room	8'7" x 5'5"	2.62m x 1.65m



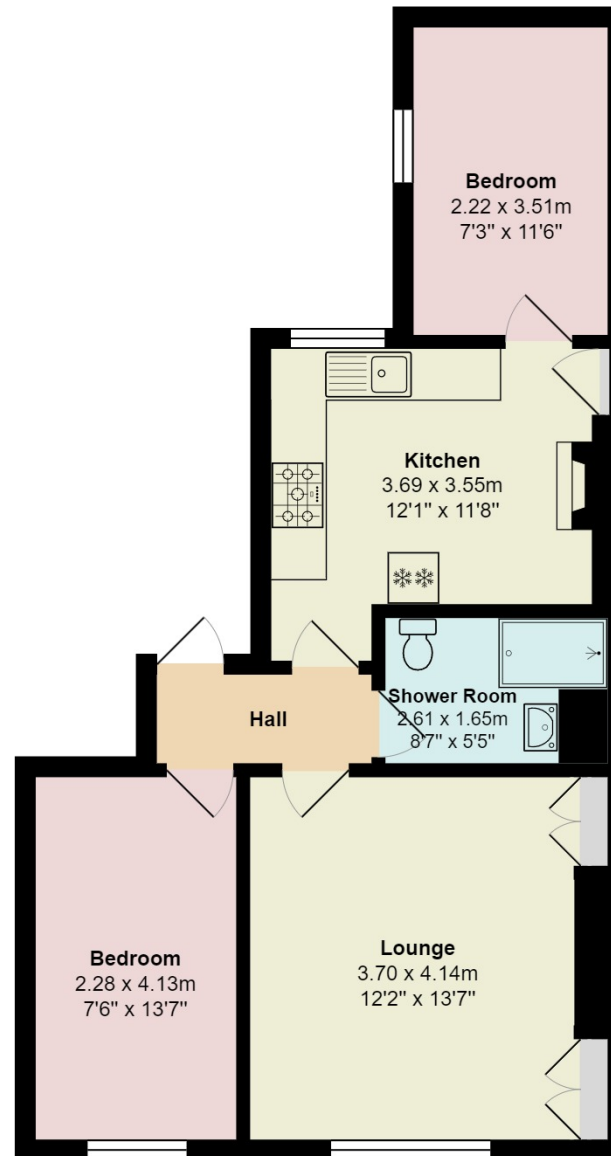
Shower Room



Shared Garden

## Floorplan

60 Union Grove



## Directions

By foot from the top of Union Street, go left into Holburn Street. Turn first right into Union Grove. Number 60 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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## 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.