



137C Union Grove,
Aberdeen, AB10 6SN

**ledingham
chalmers**
estate agency



Lounge



Lounge



Kitchen

Spacious west end apartment with two bathrooms

- Two bedroom first floor apartment
- Sought after West End location
- Bright lounge with space for dining
- Well appointed kitchen with integrated appliances
- Principal bedroom boasts an ensuite shower room
- Permitted on street parking available



Two beds.



Two bathrooms.



One public room.

Situated within the heart of Aberdeen's sought after West End, we are delighted to offer for sale this spacious two bedroom first floor apartment, forming part of a modern purpose built development.

The property is ideally suited to a professional individual, couple or investor seeking well presented accommodation within easy reach of the city centre and the excellent range of recreational, leisure and social amenities available nearby.

Presented in good order throughout, the apartment is entered via a welcoming reception hallway, which provides access to all accommodation and benefits from two deep storage cupboards, offering excellent practical storage.

The bright and airy lounge is positioned to the front of the property and features a large window overlooking Union Grove. Generous proportions allow ample space for a range of living furniture, together with a sizeable dining table and chairs if desired, creating a flexible space for both everyday living and entertaining.

Located adjacent, the kitchen also enjoys a pleasant front aspect and is fitted with an excellent range of light coloured wall and base units, complemented by coordinating wood-effect work surfaces and splashback tiling. The kitchen incorporates a ceramic hob with cooker hood above, electric oven, under counter washing machine and integrated fridge/freezer, together with a stainless steel sink and drainer. A dedicated cupboard houses the gas central heating boiler.

Returning to the hallway, there are two generously proportioned double bedrooms.



Bedroom



Ensuite



Bedroom



Bathroom

The principal bedroom enjoys a quiet rear aspect and benefits from a double door fitted wardrobe with sliding doors, providing excellent hanging and shelving space. The room is further enhanced by a modern ensuite shower room comprising a walk-in shower, hand wash basin, WC and frosted window to the rear.

The second double bedroom is also well proportioned and peacefully located to the rear. A further double fitted wardrobe with sliding doors provides excellent storage, while there is ample room for additional free standing furniture.

Completing the accommodation is the centrally located bathroom, fitted with a P-shaped bath with shower overhead, storage vanity unit with inset sink and WC, along with aqua panelling to the wet areas.

Entry to the building is gained via a security entry system, with an appointed factor in place for the maintenance and cleaning of communal areas.

On street parking is available nearby via a residents' permit from Aberdeen City Council.

Accommodation

Lounge	14'1" x 17'6"	4.29m x 5.34m
Kitchen	6'6" x 14'5"	1.98m x 4.4m
Bedroom	9'9" x 12'11"	2.97m x 3.94m
Ensuite	5'8" x 7'2"	1.73m x 2.18m
Bedroom	9'9" x 12'11"	2.97m x 3.94m
Bathroom	7'2" x 6'11"	2.18m x 2.11m



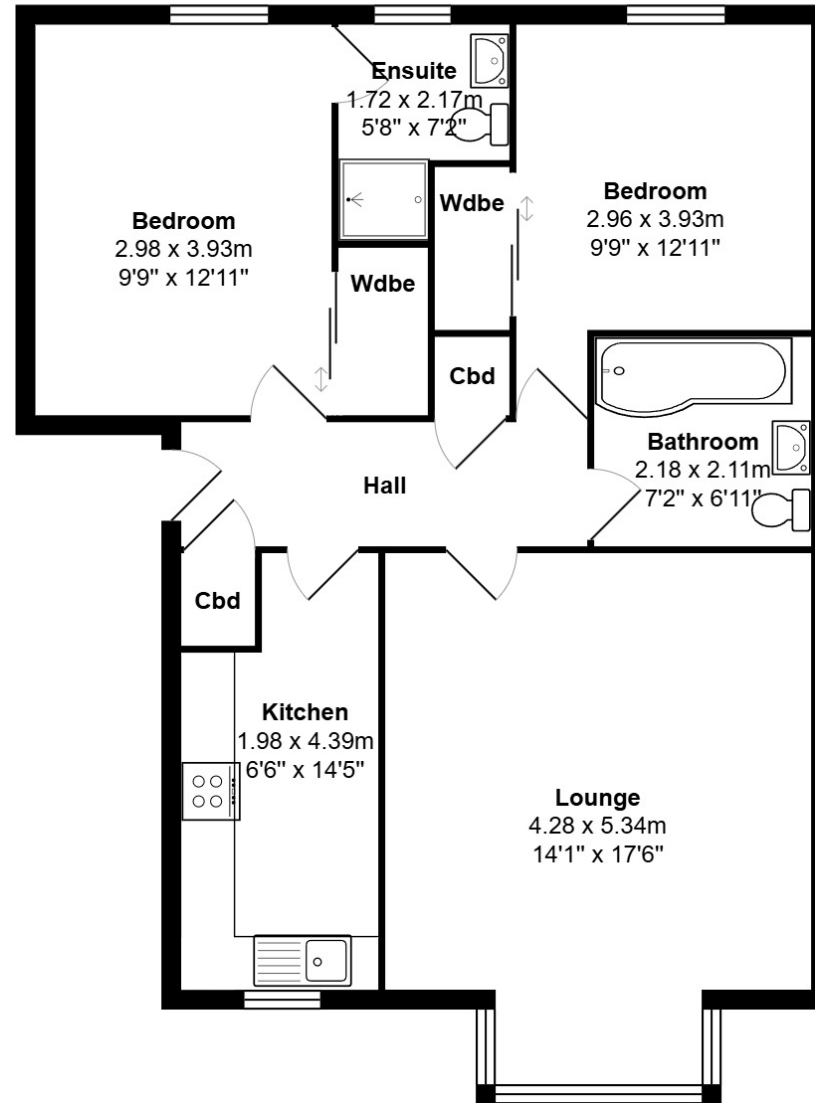
Hallway



Exterior

Floorplan

137c Union Grove



Directions

Travel west along Union Street, turn left on to Holburn Street and take the first right on to Union Grove. 137C Union Grove is just a short distance down the street on your left.

Location

Union Grove, a long tree-lined predominantly residential street is only minutes from Aberdeen's main thoroughfare, Union Street. There are local shops nearby for day to day needs, a regular bus service to the city centre and beyond, and with its favoured west end location, easy access is afforded to the city's wealth of amenities, as well as the airport, the bus and railway stations, the businesses across the city and suburbs, the Foresterhill Hospital Campus and the Aberdeen Universities. There is a good selection of speciality shops, coffee shops and cafes on nearby St Swithin Street.

Arrange a viewing

Viewing By appointment telephone 07799644055 or 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.