

254 Union Grove,
Aberdeen, AB10 6TS


Price Over
£154,000

ASPC ref : 353034

 2  1  1 44 m² EPC **D** Council Tax Band **B**



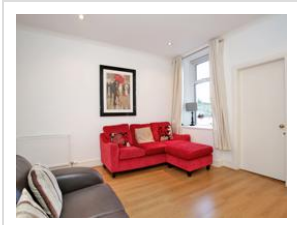
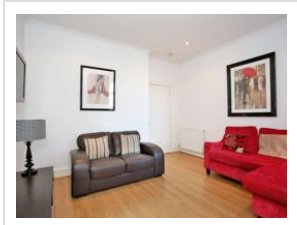
Arrange a viewing

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Property features:

 Central heating	 Garden	 Parking
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Situated on the ground floor of a traditional granite tenement protected by a security entry system, we are pleased to offer for sale this truly immaculate **two bedroom ground floor flat** located in a sought after location in the heart of the city. This beautifully 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. The property is presented to the highest of standards throughout boasting tasteful modern colour schemes and quality flooring.

- Attractive Ground Floor Flat
- 2 Double Bedrooms
- Gas C.H & D.G
- Security Entry System
- Immaculate Order

The accommodation comprises welcoming entrance hallway with built in cupboard, elegantly proportioned lounge with ample space for dining furniture, fully fitted kitchen with a range of quality appliances and two excellent sized double bedrooms. Completing the accommodation, the centrally located shower room is fitted with a white two piece suite with separate shower enclosure. Externally, the property benefits from an exclusive garden to the front which is laid with stone chippings providing low maintenance. To the rear, there is a shared garden, exclusive cellar and large shared wash house which provides additional storage space. On street parking may be available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. Interested parties should contact Aberdeen City Council. All carpets, curtains, blinds, light fittings and shades will remain together with all kitchen white goods. Please note that all items of furniture are available via separate negotiation.

Union Grove is an attractive street in the heart of the city with a wealth of amenities including a local newsagents and chemist within striking distance. The city centre with its wealth of amenities and recreational facilities is only some 5 minutes walk from the property and the subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. The Robert Gordon Campus at Garthdee is also within easy travelling distance. Regular public transport to many parts of the city is readily available.

ENTRANCE HALLWAY: 6'6" x 3'9"

LOUNGE: 13'7" x 12'5"

KITCHEN: 13'0" x 4'8"

BEDROOM: 14'5" x 9'6"

BEDROOM: 14'6" x 7'8"

SHOWER ROOM: 6'5" x 4'8"

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/353034/254-Union-Grove/Aberdeen/>

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