

301 Union Grove,  
Aberdeen, AB10 6TD

Price Over  
£100,000

ASPC ref : 357136

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 EPC **D** 
 Council Tax Band **TBC**



Arrange a viewing

01224-623400  
 (Alex Hutcheon + Co)

**Alex Hutcheon + Co**

248 Union Street (Sales)  
Aberdeen  
AB10 1TN

**Email:**

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**Website:**

http://www.mortgageandproperty.co.uk



Property features:



Central heating



Parking

## Description

Situated within a well maintained tenement, this **GROUND FLOOR FLAT** represents excellent value for money and offers easily managed accommodation. The flat enjoys the benefits of Gas Central Heating, Double Glazing, varnished floors in the main living areas and a fitted Kitchenette within which the integrated and free standing appliances are all to be included in the price.

Union Grove is a very popular residential street which extends from the cities Holburn Street and is situated to the west of the City Centre. Regular public transport is available near by linking the property to many parts of the town and the Aberdeen ring road is near by making travelling north or south of the city relatively easy. Locally there are excellent local amenities and Union Street with the cities wealth of amenities is within easy walking distance and accordingly a wide range of pubs, clubs, restaurants and leisure facilities are all close to hand.

## Directions

From the west end of Union Street turn left onto Holburn Street and take the first right onto Union Grove.

## Accommodation comprises

**HALL:** Hall with varnished floor, smoke alarm, double cloak cupboard, Pitch pine doors.

**LOUNGE:** 14'9" x 13' approx. Nicely proportioned bright airy Lounge with coving, ornate plasterwork centrepiece over attractive light fitment, cast iron fireplace with slate hearth and fitted living flame coal effect gas fire with alcoves on either side each with wall lights, coving, stainless steel curtain pole, vanished floor, TV point.

**BEDROOM:** 11' x 8' approx. Double Bedroom to rear with deep storage cupboard, further cupboard housing central heating boiler, central light fitment.

**KITCHENETTE:** 8' x 4'4" approx. Kitchenette with base and wall units with coordinating work surface, inset Four Ring Gas Hob with Electric Oven below and concealed Extractor above, fittings for plumbing in an automatic washing machine, roller blind, high level storage shelf, space for fridge below work surface, vanished floor. N.B. The Logik Automatic Washing Machine and the Fridge are both to be included in the price.

**SHOWER ROOM:** Shower Room with white w.c., w.h.b. set into vanity unit with tiled splashback and circular wall mirror above, downlighters, extractor fan, Pine linings to Dado level and matching shower tray set into a tiled shower area with fitted thermostatic shower and shower door, ceramic floor tiles.

**(OUTSIDE)** Exclusive Garden Area to front. Usual Mutualities.

**EPC BANDING:** "D"

**PARKING:** 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.

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

<https://www.aspc.co.uk/search/property/357136/301-Union-Grove/Aberdeen/>

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