

# 158 Union Grove, Aberdeen, AB10 6SR

Price Around  
**£79,995**

 1  1  1  36 m<sup>2</sup> EPC F Council Tax Band A



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## Features

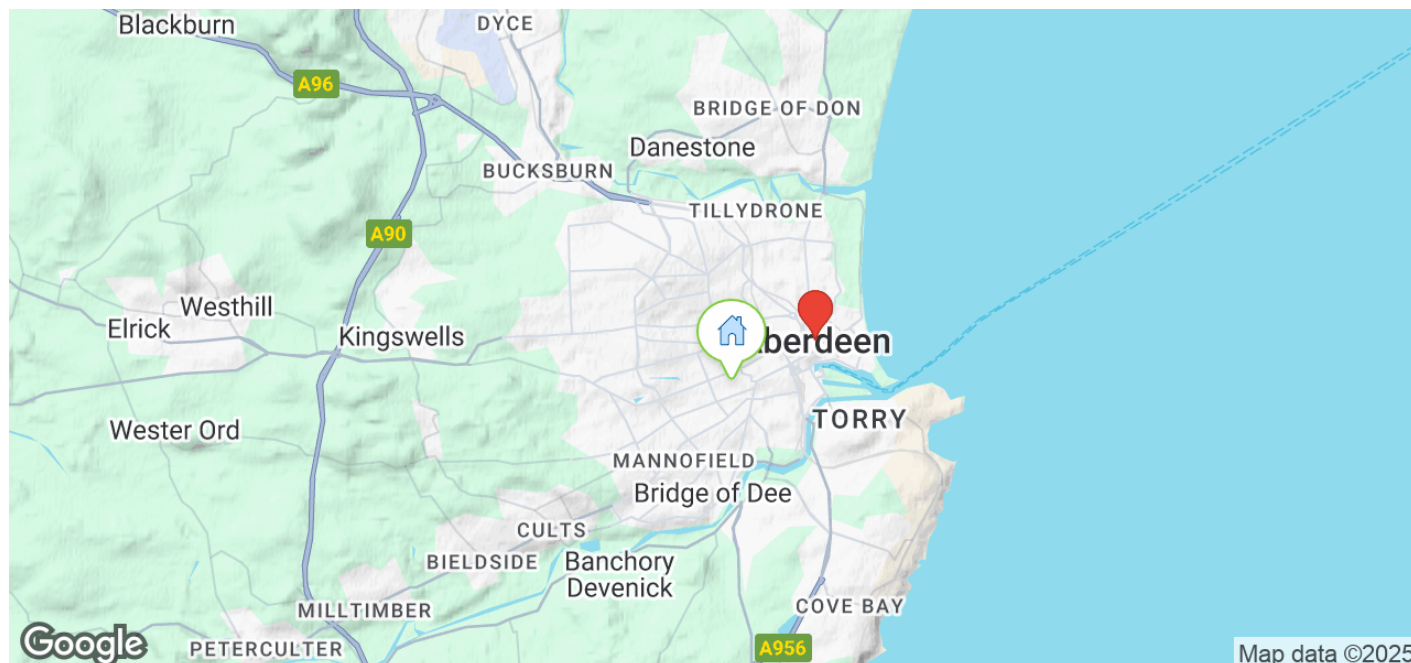
## Description

In a great city centre location, this **one bedroomed top floor flat** forms part of a traditional granite building with the communal areas protected by a security entry system. An ideal first time purchase, the bright and airy accommodation comprises of a welcoming hallway with excellent built-in storage, a well proportioned lounge which has space for dining if required and a modern, well fitted kitchen. The double bedroom has a quiet location to the rear and a pleasant open outlook, while the centrally set bathroom with shower over bath completes the accommodation. Benefiting from uPVC double glazing, the property is being sold as seen, inclusive of all fitted floor coverings, large items of furniture and kitchen appliances. Outside to the rear lies a communal garden. Viewing is genuinely recommended.

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.

**Notes** uPVC double glazing. EPC=F. All fitted floor coverings, curtains, blinds, light fittings, large items of furniture and integrated and free standing kitchen appliances will remain. It is possible to apply to Aberdeen City Council for a residents' on-street parking permit for which a fee is payable.



## Accommodation comprises

**Communal Hall** The communal hall is tidy and from the entrance hall a door gives access to the shared rear garden. On the half landing at the top of the stairs, the subjects have a one half share of the storage cupboard and there is a shared attic providing storage.

**Hall** A welcoming L-shaped hallway which has neutral décor and dark tile style laminate flooring. There is a halogen spotlight cluster, a high level meter cupboard and mains wired smoke detector. Excellent storage is provided by the built-in cupboard with hanging rail and there is a further high level cupboard above this.

**Lounge 13'6" x 12'10" [4.12m x 3.92m] approx.** into alcove Well proportioned, this is a bright and airy lounge with a large south facing window to the front affording great natural light. With neutral décor and co-ordinating carpeting, an attractive focal point is the fireplace with wooden surround and electric coal effect fire. There are two alcoves at either side of the fireplace and traditional features include a high ceiling with plaster cornice and deep skirting.

**Kitchen 7'0" x 4'5" [2.15m x 1.35m] approx.** Fitted with a range of white modern shaker style units incorporating a drawer unit, nickel rod handles and dark contrasting worktops with red splashback tiling and an inset stainless steel sink with drainer and mixer tap. There is an integrated fan assisted oven, a ceramic hob and the automatic washing machine which will remain. Decorated in white tones with dark tile style laminate flooring, a tall deep silled window to the rear affords natural light.

**Double Bedroom 10'2" x 7'7" [3.12m x 2.32m] approx.** A large window to the rear enjoys a pleasant open outlook across the city's skyline. Decorated in neutral tones with dark contrasting blue carpeting, a built-in cupboard provides storage.

**Bathroom 16'10" x 4'11" [2.10m x 1.52m] approx.** Centrally set, the bathroom is fitted with a white suite comprising of a pedestal wash hand basin, w.c. and bath. There is an electric shower over the bath with a glazed shower screen and a cupboard behind the bath has slatted shelving for towels and linen. The walls and ceiling are lined with painted wood panelling and there are ceiling downlighters and an air extractor. The mirror and chrome fittings will remain.

**Outside** Outside to the rear lies a fully enclosed communal garden which is mainly laid to grass.

**View this property here**

<https://www.aspc.co.uk/search/property/368259/158-Union-Grove/Aberdeen/>

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