

**85 Union Grove,**  
Aberdeen, AB10 6SJ

Fixed Price  
**£105,000**

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 49 m<sup>2</sup> 
 EPC D 
 Council Tax Band B



**Contact Solicitor**

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**Features**

**Description**

We are delighted to offer for sale this spacious **top floor flat** which forms part of a traditional granite building in an ideal City centre location. Presented in excellent condition with neutral décor complimented with quality flooring, blinds and curtains, the apartment offers generously proportioned accommodation comprising: hall; living room; kitchen with appliances; double bedroom; shower room. Further benefits include gas central heating and double glazed windows. The white goods, fitted flooring, blinds and curtains will be included in the purchase price,

Outside there is a shared garden to the rear of the building and residents can apply for a car parking permit via Aberdeen City Council.

**location:** The property is located on Union Grove, well placed for Aberdeen City centre with it's many shopping, recreational and leisure facilities. The area is also ideal and within an easy drive of the main Aberdeen ring road which provides commuting to both north and south of the City. The area has a range of local amenities, quality bars and restaurants and excellent public transport facilities.

**directions:** Travelling from Union Street, continuing onto Holburn Street, turn first right onto Union Grove and proceed a good distance along where the property is located on the left hand side of the road.

**entrance:** The property is accessed via a security entry system; access to a shared cupboard on the landing; shared loft.

**hall:** Traditional exterior door leads to the hall which features original doors, skirting boards and facings; coat hooks; wall mounted security entry handset; pendant light fitting; fitted carpet.

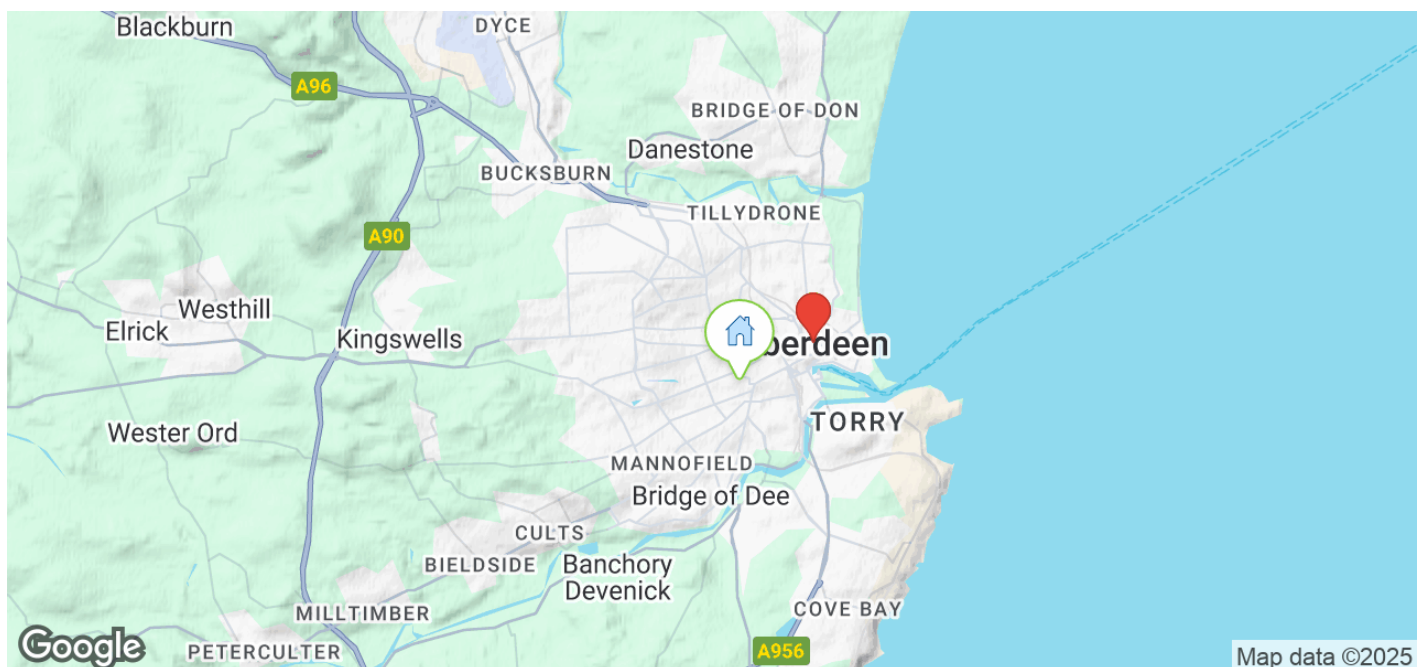
**living room:** 4.83mx3.81m Generously proportioned living room with a large window to the rear of the property; ornate, decorative fireplace; ceiling cornice; wall lights; fitted carpet; radiator; access to the shower room and kitchen.

**kitchen:** 2.31mx2.05m Fitted with white base and wall mounted units linked by work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; under unit lighting; modern spotlight fitting; large window to the rear of the building; vinyl flooring. Note: The washing machine and the fridge will be included in the sale.

**shower room:** Fitted with a W.C; wash hand basin set into a vanity unit; shower cabinet complete with an electric shower; wood panelling to dado height with tiles above; spotlight fitting; wall mirror; window to the side of the flat; vinyl flooring; radiator.

**bedroom:** 3.79mx5.18m Beautifully presented double bedroom with a bay window to the front of the building; built in cupboards; built in wardrobes provide excellent hanging and storage space; ceiling cornice; pendant light fitting; fitted carpet; radiator.

**outside:** There is a shared garden to the rear of the building and residents can apply for a parking permit via Aberdeen City council.



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