

**Flat 9, 211 Union Street,**  
Aberdeen, AB11 6BA

Price Over  
**£55,000**

 1  1  1   35 m<sup>2</sup> EPC **F** Council Tax Band **A**



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**Features**

**Description**

Situated in the heart of the City centre, we offer for sale this **top floor flat** which forms part of a traditional granite building with its communal areas protected by a security entry system.

**The interior comprises:** entrance hall; living room/ kitchen; bedroom; bathroom with an overbath shower. The property provides an excellent opportunity for a rental investor or, alternatively a first time buyer. Heating is provided by electric heaters in most rooms.

**location:** The property enjoys a City centre location straight across from the Music Hall and Golden Square. Union Street is the main thoroughfare through Aberdeen City centre and offers a multitude of retail, dining and leisure facilities. Further shopping malls at Union Square, Trinity, St Nicholas, Galleria, Academy and Bon Accord are within walking distance. Regular public transport offers access to all areas of the City and beyond, with the main bus station and Aberdeen Rail station also within walking distance.

## Directions

The property is situated on the left hand side of Union Street travelling toward Holburn Junction.



## Accommodation comprises

**entrance:** Communal entrance and staircase accessed via a security entry system.

**hall:** Exterior door with all accommodation leading off; ceiling light fitting; wall mounted security entry handset; fitted carpet; smoke detector; electric heater.

**open plan living room and kitchen: 5.51mx3.13m** The living area has a double window to the rear of the building; storage heater; telephone point; stripped floorboards.

**kitchen:** Fitted with base and wall mounted units linked by work surfaces and tiled splash back; stainless steel sink and drainer; spotlight fitting; stripped floorboards. Note: The cooker, fridge and washing machine will be included in the sale.

**shower room:** Fitted with a three piece suite comprising: W.C, sink and pedestal, tiled shower with an electric shower and a shower curtain; 'Velux' window to the rear of the building; medicine cabinet; ceiling light fitting; vinyl flooring.

**bedroom: 3.15mx3.14m** Well appointed bedroom with a rear aspect; recess with a hanging rail and shelf; pendant light fitting; fitted carpet.

### View this property here

<https://www.aspc.co.uk/search/property/359971/Flat-9--211-Union-Street/Aberdeen/>

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