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Basement Left, 123 Union Grove

ABERDEEN, ABERDEENSHIRE, AB10 6SL

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Union Grove is situated in a sought after location and just minutes from the heart of Aberdeen city centre, providing all the amenities one would expect from modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities. The property is well served with local shops and public transport facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and west of the City of Inverness.

The property is also ideally located for both students and professional employees with both Aberdeen University and Robert Gordon University being a short distance and, in addition, The Royal Cornhill and Foster Hill Hospitals are equally as close.

This truly is an ideally located property and is a must view.

Situated in a desirable location, 123 Union Grove is presented to the market in an immaculate walk-in condition. The present owners have recently redecorated and refurbished the property throughout in a clean, sharp neutral tone and have retained many of the property's original features.

The property is accessed either via the external staircase down to the basement or through the communal hallway and down the internal staircase, This flats entrance is well looked after and is only shared with one other flat. The property offers generous sized accommodation, with full double glazing and updated wi-fi controlled electric heating throughout.

With its fantastic walk-in condition, central location this property would be a superb first-time purchase and would suit a professional couple or a fantastic Buy-To-Let investment. Early viewing is highly recommended.

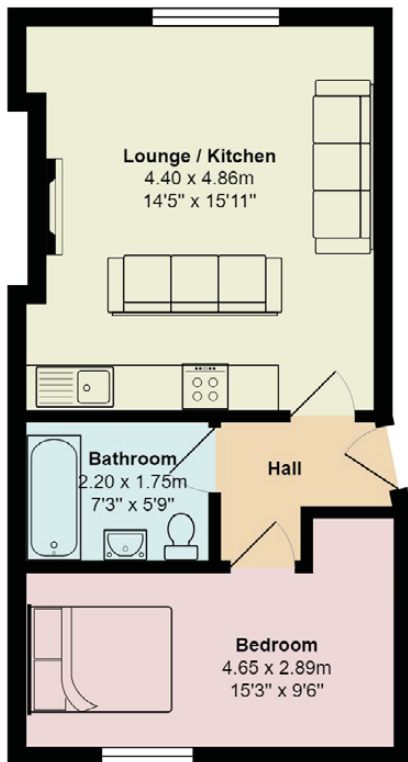
The property comprises of an internal hallway leading to all rooms, a well-proportioned lounge with feature fireplace and open plan modern fitted kitchen, fully fitted with all integrated appliances, a double bedroom and a generous sized three-piece bathroom.

Parking permits can be applied for that can be used close to this property.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate dimensions are taken from the widest point.

Gross internal floor area (m²): 37m² | EPC Rating: F

Extras (Included in the sale): This property will be sold with all light fittings, floor fittings and white goods.

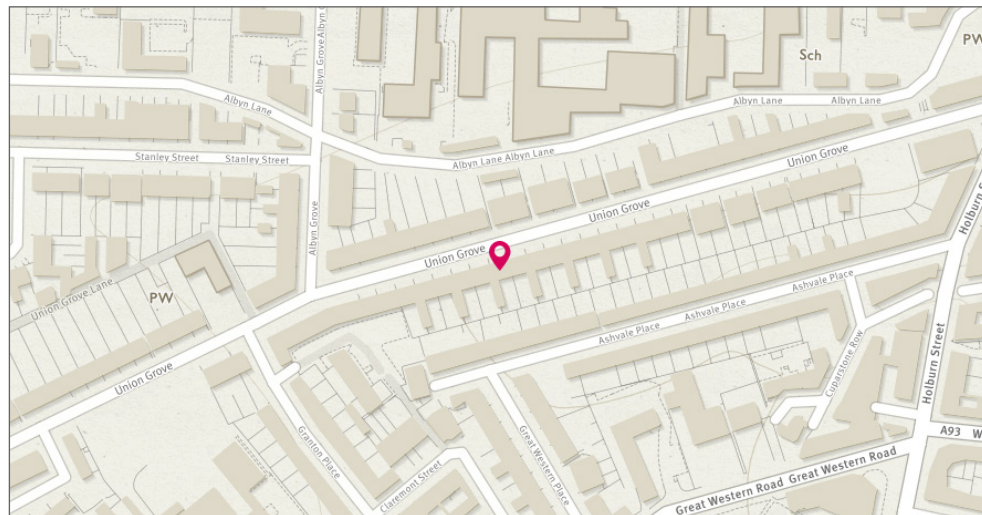


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