

Second Floor Left

40 UNION GROVE, ABERDEEN, AB10 6SY



Immaculate top floor two bedroom flat, desirable location minutes from the city centre.



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Situated in a desirable location number 40 Union Grove is presented to the market in an immaculate walk-in condition. The present owners have maintained, redecorated and refurbished when necessary with the property decorated in clean sharp neutral tones with many of the property's original features being retained. With its fantastic walk-in condition and central location, this property would be a superb first-time purchase and would suit a professional couple or a fantastic buy-to-let investment.

THE LOUNGE



The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept traditional Victorian communal stairway offering generous sized accommodation, with full double glazing and gas central heating throughout.

The property comprises an internal hallway leading to all other rooms, a well-proportioned lounge and a modern fitted dining kitchen.

THE KITCHEN



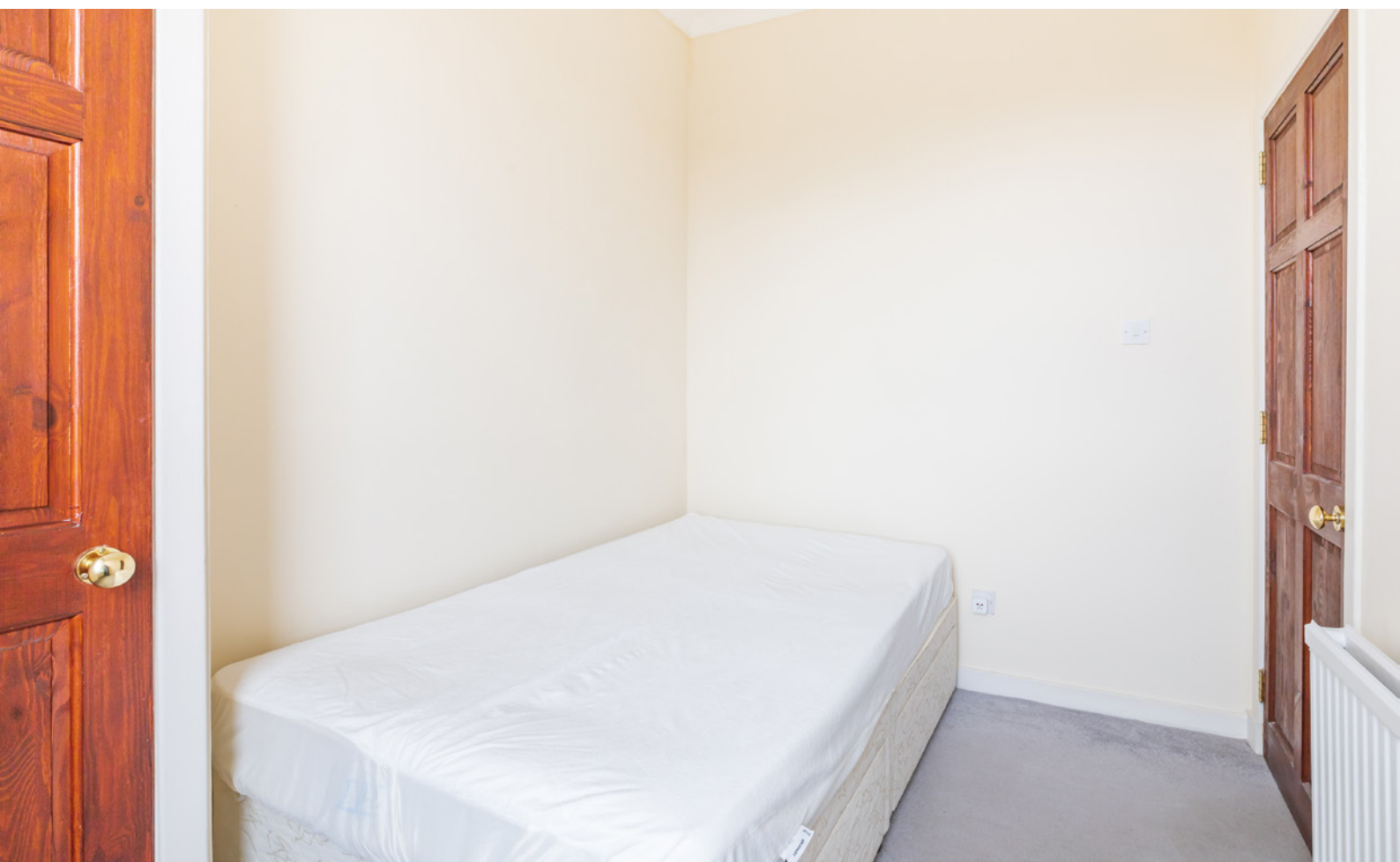


There are two double bedrooms and a generously sized bathroom with an over the bath electric power shower. There are ample storage cupboards throughout the property. On the half landing, there is a very useful utility cupboard, with access to the attic from the top landing.

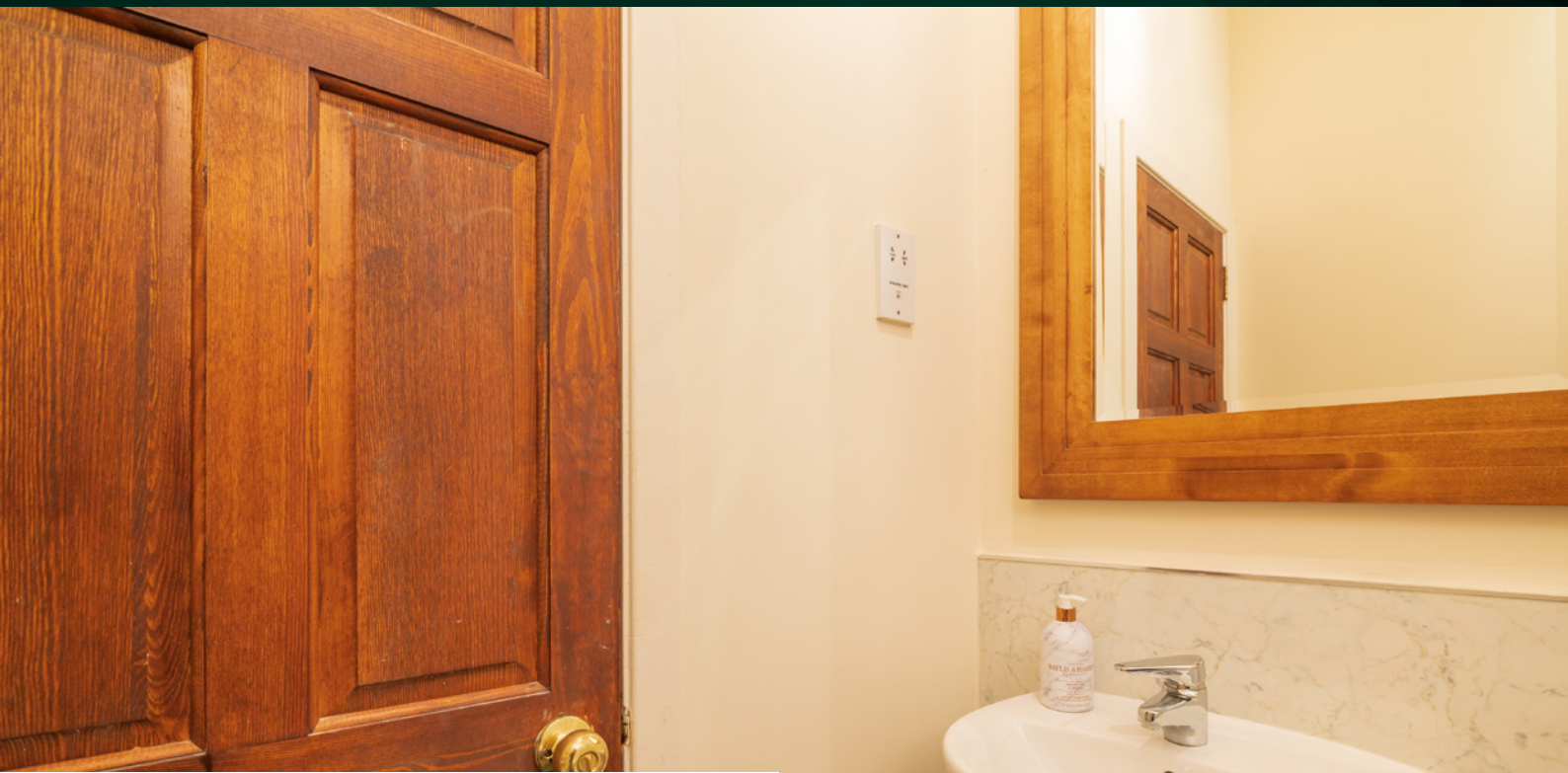
BEDROOM 1



BEDROOM 2



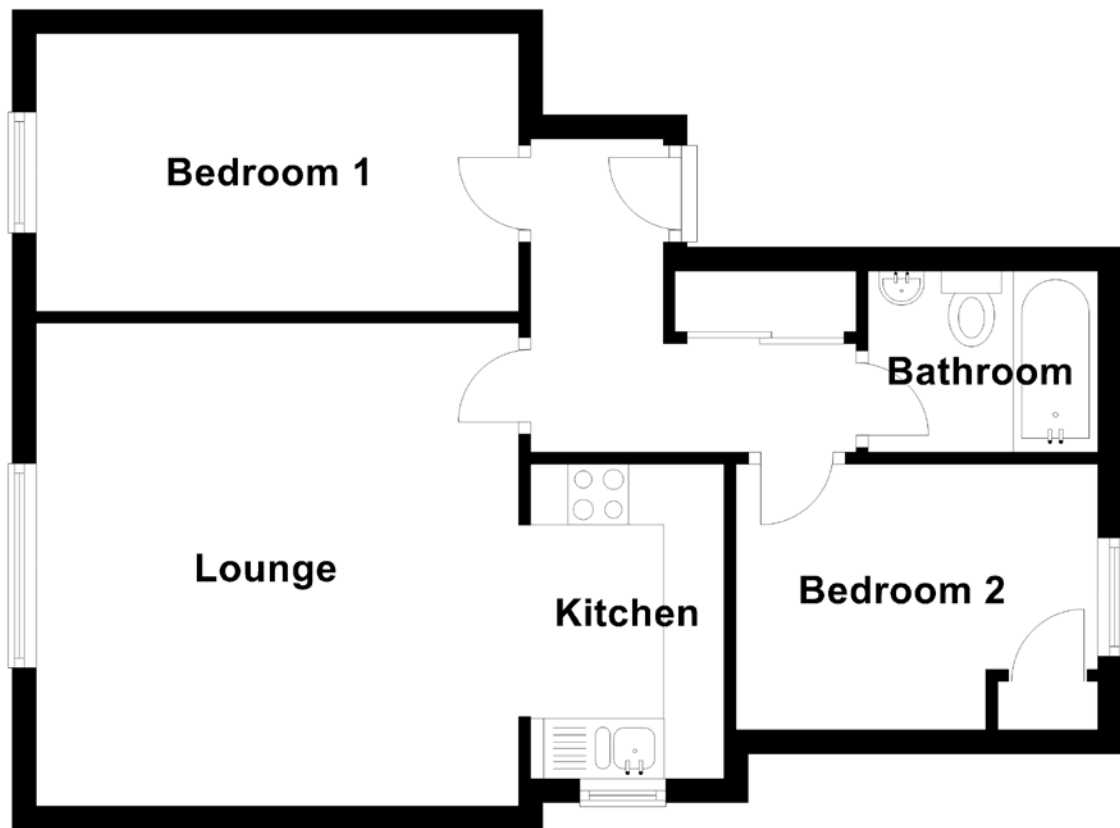
THE BATHROOM



There is also a shared basement with a secured large cupboard for each property and an elevated garden with a communal drying area.

Parking permits can be applied for. These can be used close to this property. Early viewing is highly recommended.

FLOOR PLAN, DIMENSIONS & MAP

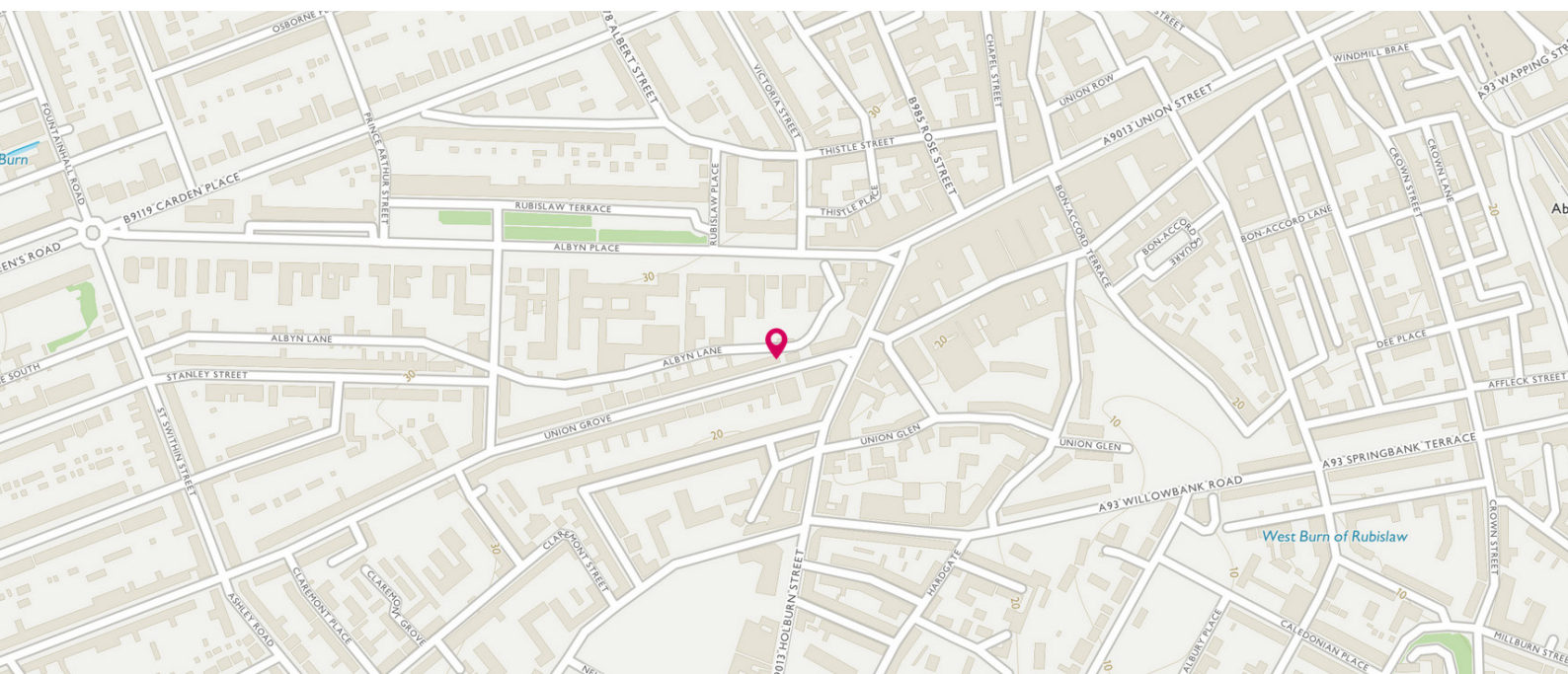


Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	2.60m (8'7") x 1.60m (5'3")
Bedroom 1	4.00m (13'1") x 2.30m (7'7")
Bedroom 2	3.00m (9'10") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.50m (4'11")

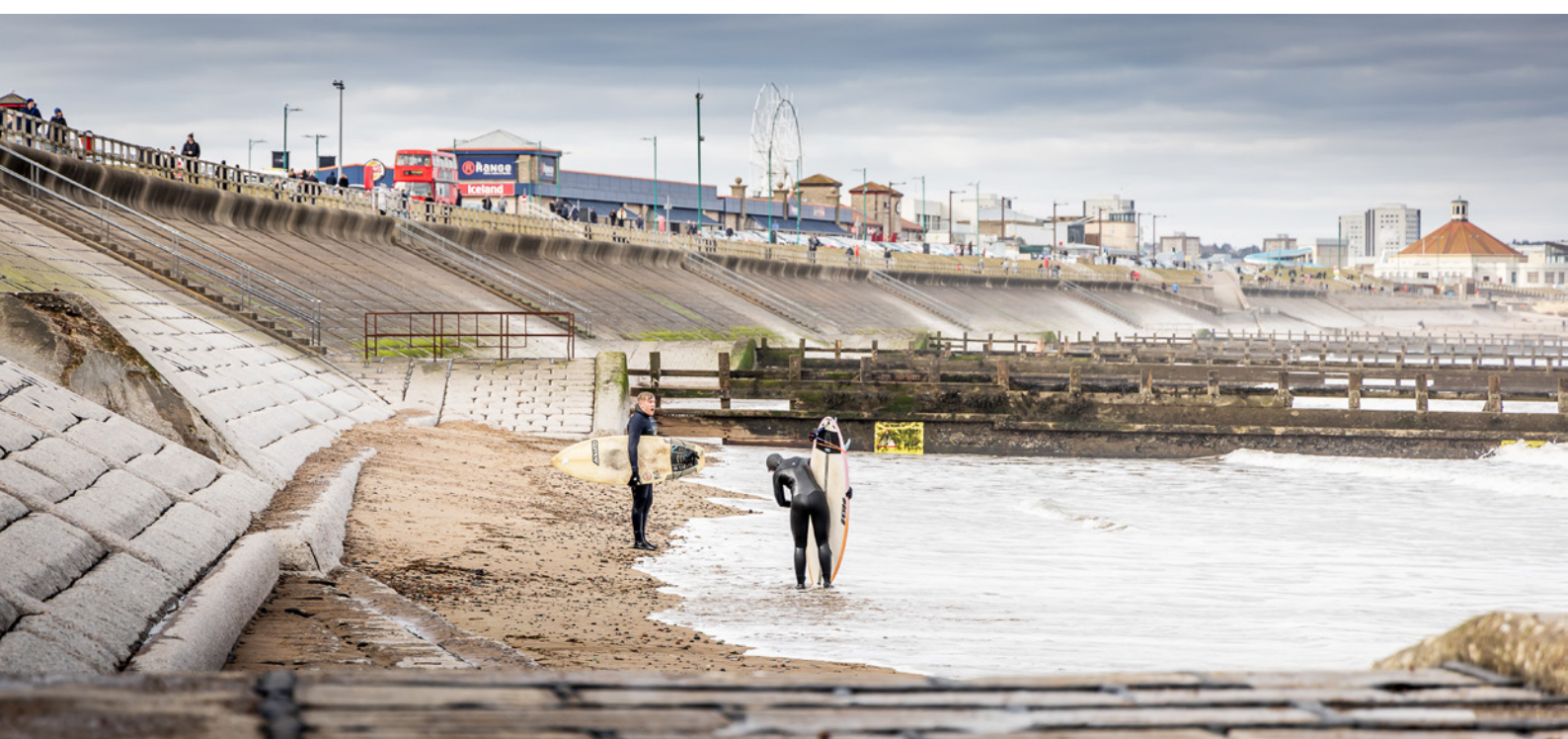
Gross internal floor area (m²): 47m²
EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings and shades. Additional soft furnishings and electrical items are by separate negotiation.



THE LOCATION

Second Floor Left, 40 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 with 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 to the city of Inverness.

The property is ideally located for both the student and the professional employee 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 and must-view property.

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Part
Exchange
Available



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