

262F Union Street

ABERDEEN, AB10 1TP



CITY CENTRE TWO-BEDROOM SECOND-FLOOR IN WALK-IN CONDITION



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McEwan Fraser Legal is delighted to bring 262F Union Street, a city centre two-bedroom second-floor dwelling, presented to the market in an upgraded walk-in condition available for immediate possession.

It offers generous modernised accommodation, double glazing and gas central heating (Alpha Intec Combi – recently serviced) with a security entry system. The property comprises an internal hallway (laminated floor) leading to all other rooms—a well-proportioned kitchen/lounge (laminated floor) with plenty of space for a dining table. The kitchen, which is open plan, fresh and modern, features a ceramic hob, electric oven, extractor hood, and an integrated fridge freezer with superb cupboard storage. There are two double bedrooms; both come with a fitted wardrobe. A bathroom with a shower over a bath, vertical radiator and ceiling lights complete the accommodation.

This property would be a superb purchase for those seeking walking access to the city centre, only 4 minutes walk from Union Square Shopping. Ideally, it would suit the student or a professional couple or be an excellent buy-to-let investment. Viewing is necessary to appreciate the quality, condition and location.

The Location





Bedroom 1



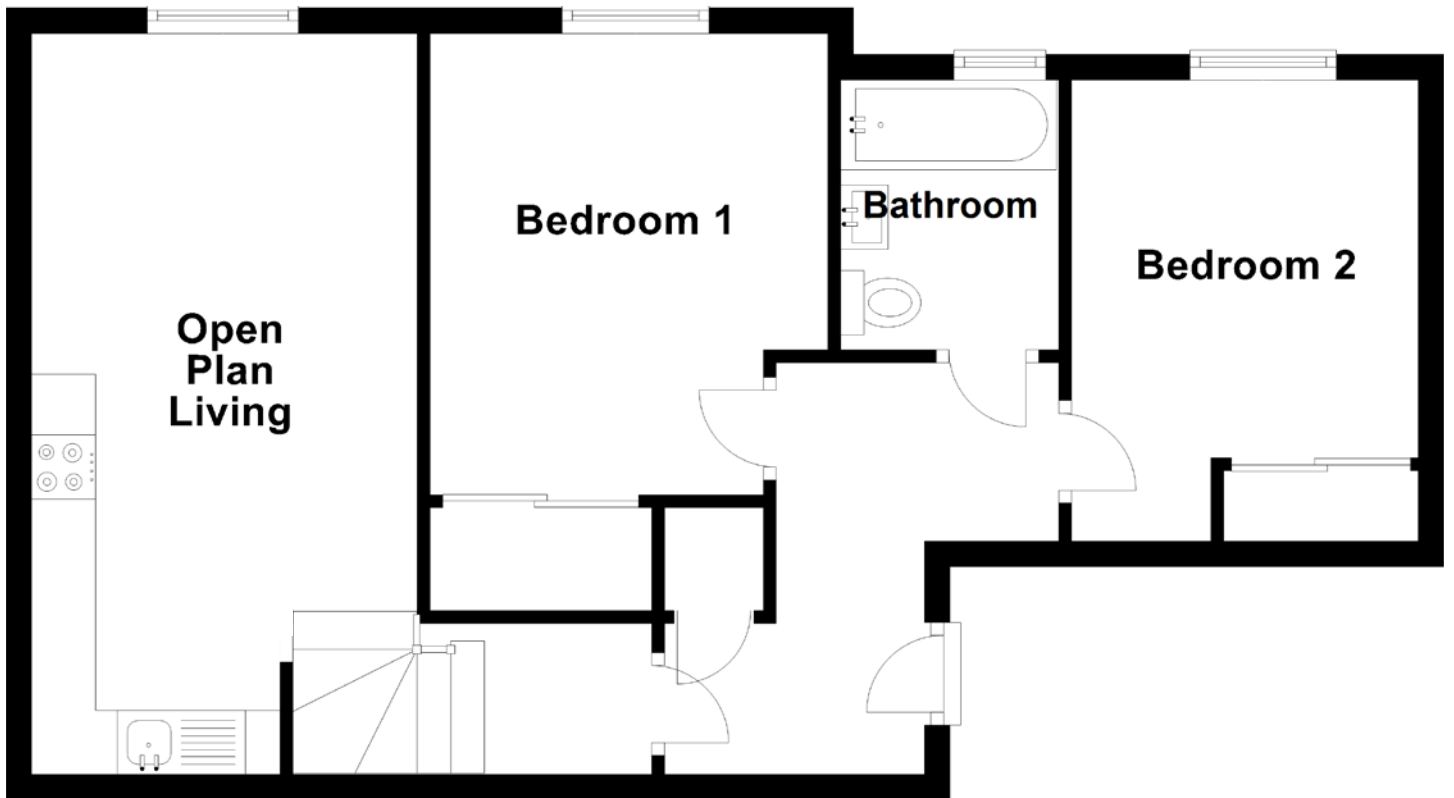


Bedroom 2



“...A bathroom with a shower over a bath, vertical radiator and ceiling lights complete the accommodation...”





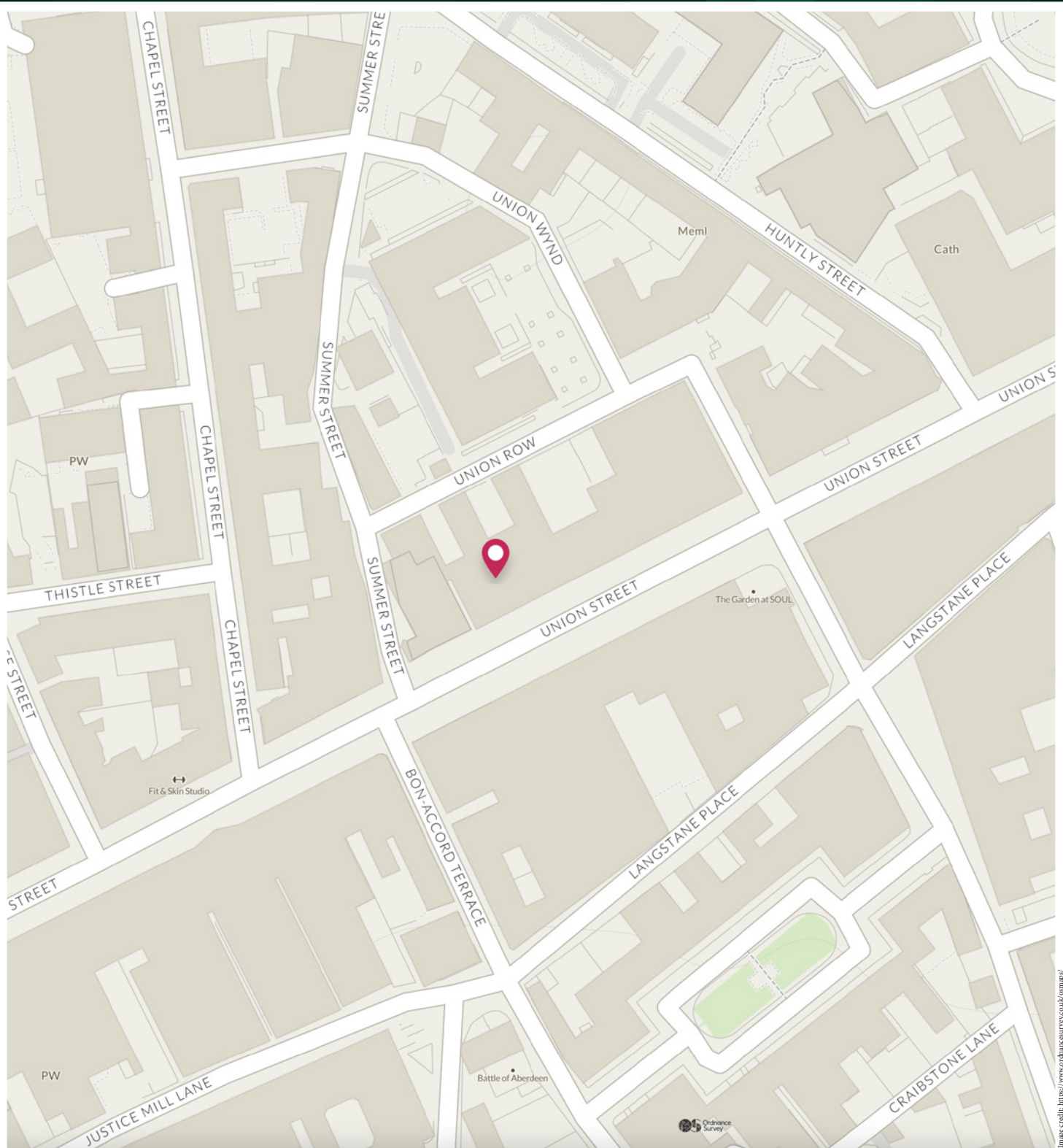
Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.11m (20'1") x 3.00m (9'10")	Gross internal floor area (m ²): 57m ²
Bedroom 1	3.39m (11'1") x 3.10m (10'2")	EPC Rating: B
Bedroom 2	3.60m (11'10") x 2.70m (8'10")	
Bathroom	2.10m (6'11") x 1.70m (5'7")	



Aberdeen's main thoroughfare offers excellent shopping, entertainment, and cultural offerings, including boutiques and independent stores, national retailers amenities, and various pubs, clubs, restaurants, theatres, and cinemas, alongside superb educational and recreational facilities. Apartment 262F Union Street is at the western end of Union Street. A sought after location on the granite mile, with immediate access to all Aberdeen city centre offers. Aberdeen has excellent local public transport facilities. The town offers an excellent Bus & Rail Service, with National & International flights from Dyce Airport. The East Coast Rail network links the central belt. The property is also ideally located for both the student and the professional. Aberdeen University and the Harbour are a short walk from the property.

The Location



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Text and description
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