



ABERDEEN



This superb property is situated in the heart of Aberdeen City centre, providing all the amenities one would expect with modern-day city living, including a variety of shops, restaurants, theatres, cinemas, pubs and clubs. These can be enjoyed along with the superb educational and recreational facilities.

The property and area are well served by local shops and great local public transport facilities offering further excellent bus and rail service. National and international flights are provided

from Dyce Airport. With the main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness. The property is also ideally located for both the student and the professional employee given the central location.



FLAT 1, 124

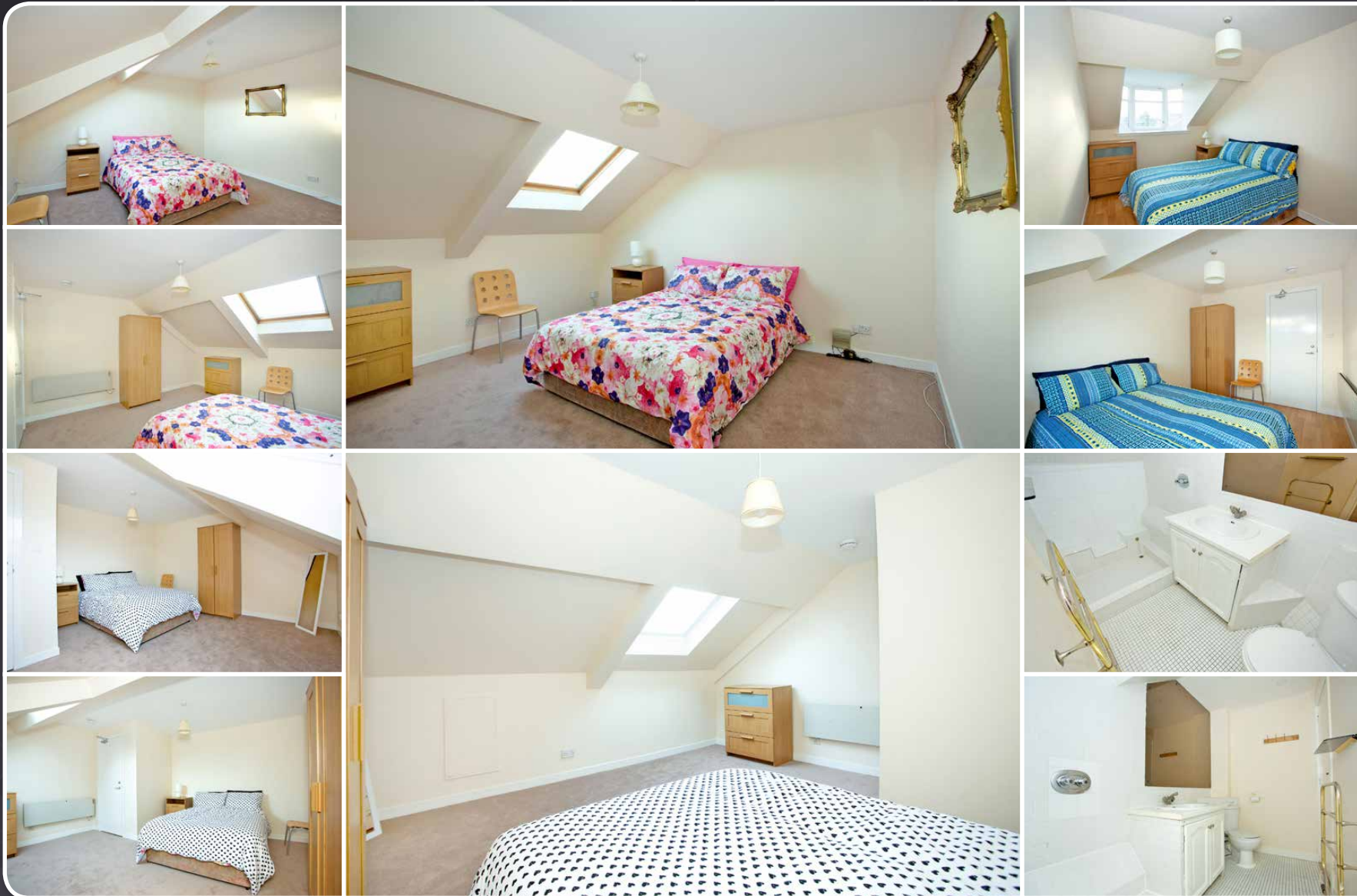
UNION STREET, ABERDEEN



The accommodation comprises of three spacious double bedrooms, Great size kitchen full of great built-in storage space, dishwasher, washing machine integrated oven and electric hob, separate spacious living room and completed with a tiled bathroom. A storage cupboard is also found in the hallway.

This superb fourth floor flat would be an ideal 1st time buy given its central location and the investment opportunity for future. Completed with electric panel heating and double glazed windows. The property meets all regulations for an application of an HMO allowing a great potential return.





SPECIFICATIONS



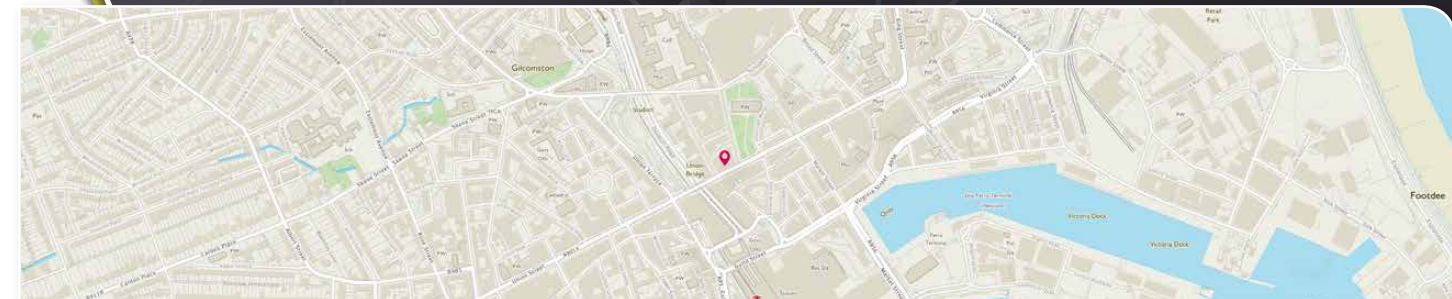
Approximate Dimensions (Taken from the widest point)

Lounge	5.08m (16'8") x 4.04m (13'3")
Kitchen	3.14m (10'4") x 2.18m (7'2")
Bedroom 1	4.36m (14'4") x 4.16m (13'8")
Bedroom 2	4.16m (13'8") x 4.06m (13'4")
Bedroom 3	4.26m (14') x 2.80m (9'2")
Shower Room	3.14m (10'4") x 1.70m (5'7")

Gross internal floor area (m²) 84m²

EPC Rating F

Extras
(Included in the sale) All light fittings floor fittings, curtains and blinds.





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