



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**2FR, 54 Union Grove**

ABERDEEN, AB10 6RX



# Aberdeen

Union Grove is an attractive location in the heart of the city. The property, located at the Holburn end of the street, is only a short walk from Union Street and a wealth of nearby shops, restaurants, and amenities such as the Nuffield Gym and the many businesses and schools located along Albyn Grove.

The Robert Gordon Campus, Aberdeen Drilling School, and the newly opened Beauty School are also within easy distance. There is regular public transport ensuring ease of access to the hospital complexes and business parks, as well as the leisure and retail outlets at Bridge of Dee and beyond.

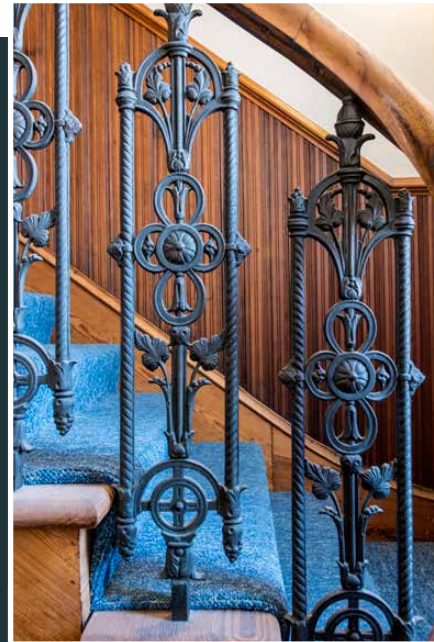


## 2FR, 54 Union Grove

54 Union Grove is entered via a security entry door to the front of the building. The communal staircase serves six properties and is in excellent condition with traditional panelling, decorative cornicing and original stain glassed windows.

This property offers a unique and spacious level of accommodation where the original character has been retained. The hall gives access to all accommodation, which leads you into the impressive lounge showcasing the original working fireplace with built-in storage within the alcoves to either side of the fireplace. The well-appointed kitchen/diner has superb dimensions with ample space for a dining table making it a fantastic space for entertaining. It is fitted with an excellent range of wood base and wall units. There is a washing machine, large fridge freezer and hooded electric hob and oven which are all included with the sale. The double bedroom is bright and spacious situated to the front of the property with ample space within the room for an extensive range of freestanding furniture as well as raised built-in cupboard space. The bathroom is fitted with a shower over the bath and contains a large false-wall cupboard which could potentially be expanded into to form a larger room with walk-in shower.

Outside the mature garden has a large area of shared drying green, an exclusive shed for each flat and shared washhouse. Two residential parking permits can be applied for that can be used on Union Grove, Albyn Lane and Albyn Place.





Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.90m (12'10")
Kitchen	4.10m (13'5") x 3.50m (11'6")
Bedroom	4.20m (13'9") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fitted carpets and floor coverings are included with the sale. The sofa, beds and dining table can also be included as an option.

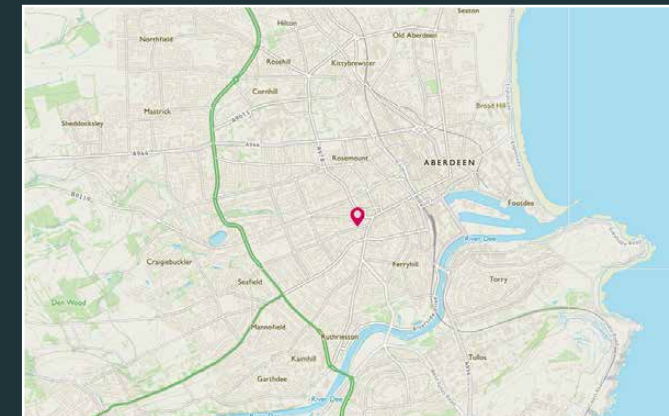
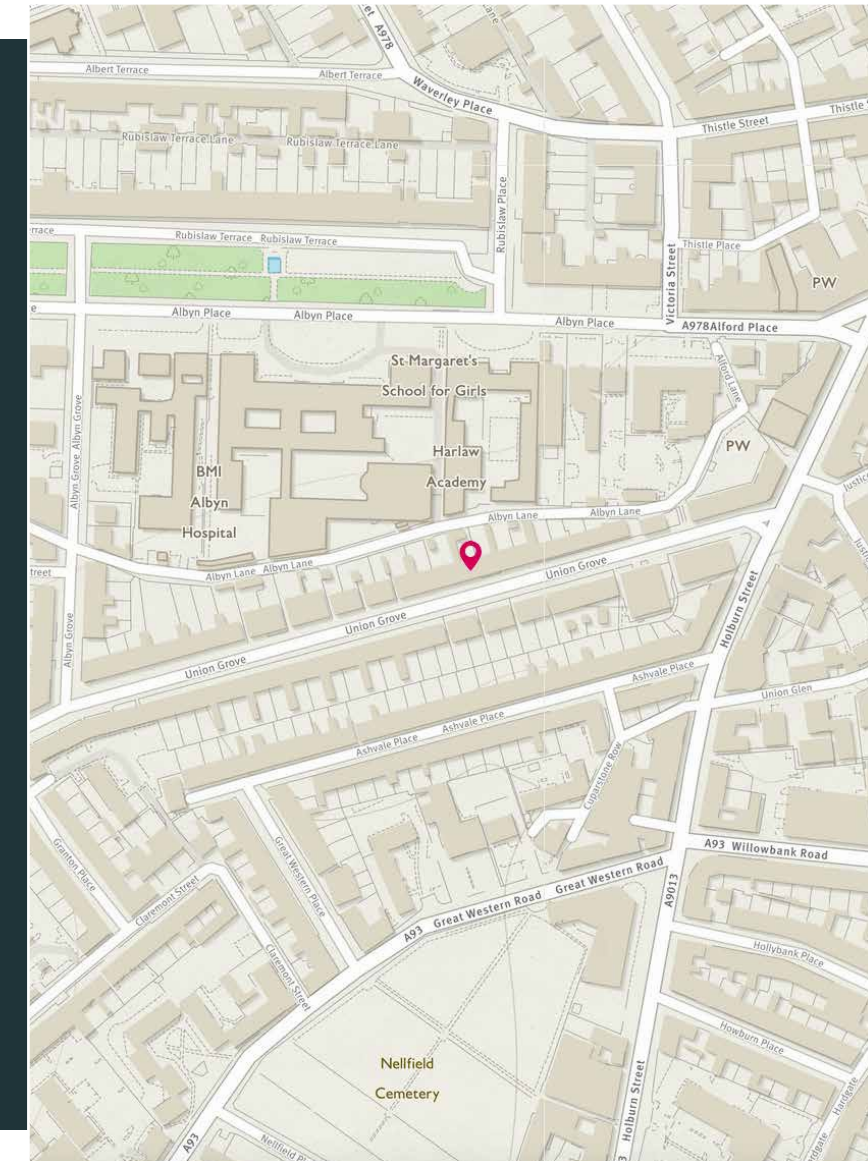


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**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 01224 472 441  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

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Text and description  
**JANINE MCINTOSH**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer