



ABERDEEN

AB10 6TR

264 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 to the city of Inverness.

The property is also ideally located for both students and professional employees with both, Aberdeen University and Robert Gordon University is 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.



FIRST FLOOR FLAT, 264 UNION GROVE

ABERDEEN, AB10 6TR

McEwan Fraser Legal is delighted to present this First floor flat at 264 Union Grove which is introduced to the market in an excellent walk-in condition. The present owners have maintained, redecorated and refurbished where necessary with the property decorated in a neutral tone with many of the property's original features being retained.

The building has a light well-kept traditional Victorian communal stairway. Offering generously sized accommodation, with full double glazing and gas central heating throughout, this property would be a superb first-time purchase or a fantastic buy-to-let investment. Early viewing is highly recommended.

The property consists of a well-proportioned lounge, fitted kitchen, double bedroom, generously sized bathroom with shower over bath. The condition throughout the property is stunning and it truly is somewhere that you can turn the key and just enjoy your new home from the moment you walk in.

The property also has the external benefit of a lockable outside storage cupboard.



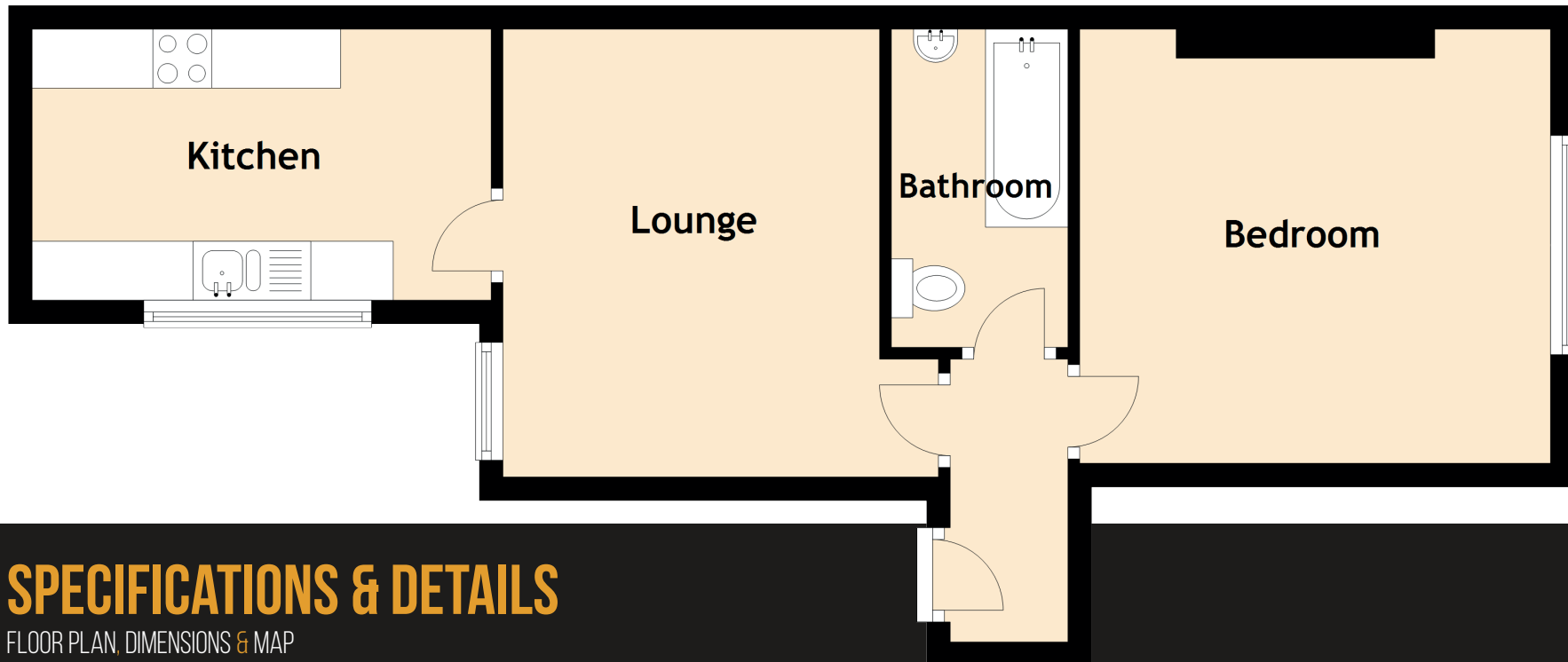


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SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

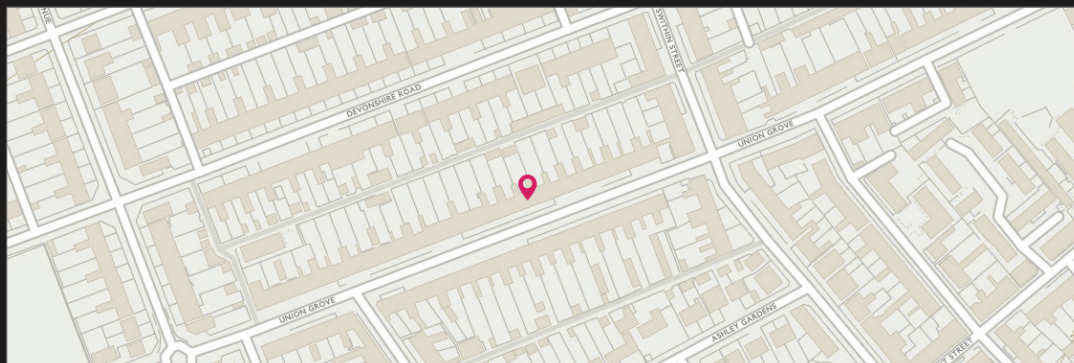
Approximate Dimensions (Taken from the widest point)

| | |
|----------|-------------------------------|
| Lounge | 3.80m (12'6") x 3.70m (12'2") |
| Kitchen | 3.90m (12'10") x 2.30m (7'7") |
| Bedroom | 4.00m (13'1") x 3.50m (11'6") |
| Bathroom | 2.70m (8'10") x 1.50m (4'11") |

Gross internal floor area (m²): 49m²

EPC Rating: C

Extras (Included in the sale): Parking permits can be applied for that can be used close to this property.





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Part
Exchange
Available

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Text and description
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