

2FR, 54 Union Grove

ABERDEEN, AB10 6RX

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 (m²): 46m² | 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.

