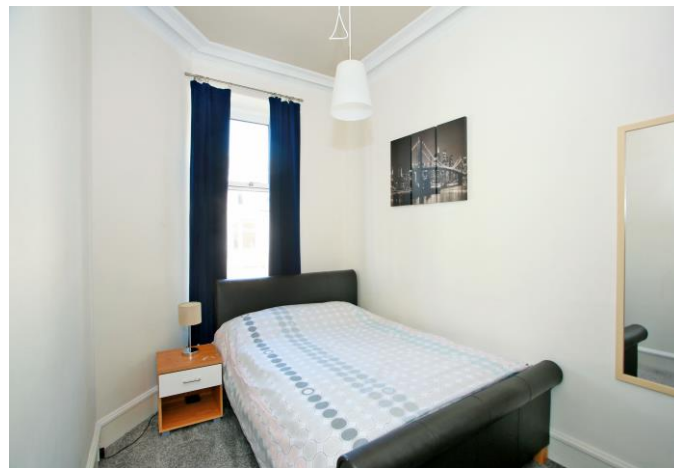




First Floor Left 73 Union Grove
Aberdeen AB10 6SJ

FIXED PRICE £100,000

peterkinssolicitors



First Floor Left
73 Union Grove
Aberdeen AB10 6SJ

FIXED PRICE £100,000

- Spacious first floor flat
- Living room
- Dining kitchen
- Modern bathroom
- Double bedroom
- Gas central heating
- Double glazing
- Security entry system
- Communal garden area

Viewing contact Peterkins
(01224) 428100

Ref: 36840/3

EPC: C

description:

Early viewing is highly recommended to appreciate the modern stylish interior of this lovely bright first floor flat which will be sold as seen to include all furniture, white goods, fixtures and fittings. Presented in immaculate condition the flat comprises hall; living room; dining kitchen; double bedroom; bathroom. Heating is provided by a gas central heating system and all windows are double glazed. There is a shared cupboard in the building and a shared rear garden area. Residents' can apply to Aberdeen city council for a parking permit.

location:

Union Grove is located to the west of the city with a wide range of amenities nearby including good public transport services and shops. The property is well placed for the business community on Albyn Place and Queens Road and has easy access to the ring road. The city centre with all its associated amenities is within walking distance.

directions:

From the West End of Union Street exit left onto Holburn Street and turn first right onto Union Grove. Number 73 is located some distance along on the left-hand side of the road.

entrance:

The building is accessed via a security entry system; shared cupboard.

hall:

Exterior door leads to the hall; new fuse box; wall mounted security entry handset; spotlights; fitted carpet.

living room:

3.81mx3.62m Generously proportioned living room with a picture window to the front of the building; television and telephone point; gas fire with a marble hearth; shelved recesses; stripped and sealed floor; radiator.

kitchen:

3.61mx3.17m Well equipped dining kitchen fitted with an excellent range of modern base and wall mounted cabinets linked by coordinated work surfaces; gas hob with a stainless steel splashback; built in oven; chimney cooker hood; fridge/freezer; washing machine; large window to the rear of the flat; central heating boiler; chrome clothes pulley; pendant light fitting; alcove with downlighters; glass wall shelf; radiator.



bedroom:

2.31mx3.50m Well appointed double bedroom with a front aspect; modern wardrobes with spotlights above; ceiling cornice; pendant light fitting; new fitted carpet; radiator.

garden:

Shared garden to the rear of the property.

parking:

Residents' can apply to Aberdeen city council for a parking permit.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkinssolicitors
aberdeen | huntly | inverurie | keith |

aberdeen

tel 01224 428100 fax 01224 623191

email