



103 Union Grove, GFL,
Aberdeen, AB10 6SL

Offers Over £80,000

peterkins



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- Superb Ground Floor Flat
- Bright & Airy Living Room
- Dining Kitchen with Appliances
- One Double Bedroom with Buil-In Wardrobes
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Exclusive Front Garden & Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 46930/1

EPC: D

Description:

Early viewing is highly recommended to appreciate the spacious interior of this superb **ground floor flat** which forms part of a well maintained building with its common areas protected by a security entry system. Presented in excellent condition the accommodation comprises of: Hallway; living room; dining kitchen with appliances; double bedroom with built-in wardrobes; modern shower room. Outside there is an exclusive front garden and a shared garden to the rear. Residents can apply for a parking permit from Aberdeen City Council. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

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

Directions:

From the West End of Union Street, turn left onto Holburn Street and then first right onto Union Grove. Follow the road and 103 is situated on the left-hand side as indicated by our "For-Sale" sign.

Entrance:

The well-maintained building is accessed via a security entry system and has a staircase leading to the upper floors and gives access to the shared rear garden.

Hallway:

A hardwood exterior door gives access to the hallway; high level gas and electricity meters; wall mounted security entry handset; coat hooks; pendant light fitting; fitted carpet.

Living Room: 13'9 x 7'8 (4.18m x 2.34m) approx.

Bright and airy living room with a tall window to the rear of the property fitted with "Venetian" blinds; high level built-in storage cupboards; television and telephone points; radiator; smoke detector; downlighters; fitted carpet; door leading to the dining kitchen.

Dining Kitchen: 13'9 x 7'8 (4.18m x 2.34m) approx.

Well equipped dining kitchen fitted with an excellent range of base and wall mounted units linked by co-ordinated work surfaces and ceramic wall tiles; wine rack; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; built-in oven; cooker hood extractor; fridge/freezer; washing machine; dishwasher; central heating boiler; tall window to the rear of the building fitted with "Venetian" blinds; radiator; downlighters; vinyl flooring.



Bedroom: 17'2 x 13'5 (5.25m x 4.09m) approx.

Exceptionally spacious double window featuring a lovely bay window to the front of the flat fitted with "Venetian" blinds; two built-in wardrobes; picture rail; radiator; three branch ceiling light fitting; double height skirting boards; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity unit and a tiled shower unit complete with a mixer shower; further vanity wall units with a central wall mounted mirror and downlighter; shaver point; radiator; extractor fan; further downlighters; vinyl flooring.

Outside:

The front garden is exclusive to the flat which is laid to granite chips and interspersed with mature shrubs. The enclosed rear garden is shared.

Parking:

There is on street permit parking available on Union Grove. Residents can apply for a parking permit from Aberdeen City Council for which an annual charge is applicable.



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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.

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