98 Union Grove, FFR,
Aberdeen, AB10 6SA

Fixed Price £95,000

£15,000 BELOW HOME REPORT VALUE,
(AS AT 02/09/2025)

peterkins

COFFEE
TEA
SUGAR

98 Union Grove, FFR,
Aberdeen,
AB10 6SA

Fixed Price £95,000

£15,000 Below Home Report Value, (as at 02/09/2025)

- Lovely First Floor Flat
- Ideal for a First-Time Buyer or Buy-To-Let Investor
- Generously Proportioned Living Room
- Well-Equipped Kitchen with Appliances
- One Double Bedroom
- One Single Bedroom
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47602/1
EPC: C
Council Tax: B
Tenure: Ownership

Description:

We are delighted to offer for sale this lovely **two-bedroom first floor flat** which forms part of a traditional granite building within easy walking distance of the City Centre. The property is well presented throughout and would make an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; generously proportioned living room; well-equipped kitchen; one double bedroom; one single bedroom; modern shower room. Outside there is a shared rear garden and on street permit parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

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 of the property.

Directions:

From the West End of Union Street, turn left onto Holburn Street and then first right onto Union Grove. Follow the road and 98 is situated on the right-hand side as indicated by our “For-Sale” sign.

The accommodation comprises of:-

Entrance:

The well-maintained communal entrance is accessed from the side of the building via a security entry system and has a staircase leading to the upper floors.

Hallway:

A hardwood exterior door give access to the hallway; wall mounted door entry handset; high level electric meter cupboard; traditional clothes pulley; radiator; hatch to loft space; smoke detector; downlighter; fitted carpet.

Living Room: 13’1 x 12’0 (4.00m x 3.65m) approx.

Generously proportioned living room with a large double window to the front of the property which allows an abundance of natural light flow into the room; feature “Dimplex” electric inset fire; two recesses with low level built-in storage cupboards; radiator; smoke detector; moulded ceiling cornice; pendant light fitting; double height skirting boards; fitted carpet.

Kitchen: 7’8 x 5’0 (2.34m x 1.52m) approx.

The well-equipped kitchen is fitted with a range of grey high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; circular stainless steel sink with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood above; built-in oven; fridge; washing machine; extractor fan; heat detector; halogen bar spotlight fitting; laminate flooring.

Bedroom 1: 13'1 x 7'1 (4.00m x 2.15m) approx.
Bright and airy double bedroom with a tall window to the front of the flat fitted with a roller blind; display shelf; radiator; moulded ceiling cornice; deep skirting boards; pendant light fitting; fitted carpet.

Bedroom 2: 11'11 x 6'2 (3.62m x 1.87m) approx.
The second single bedroom has a rear garden aspect; tall window fitted with a roller blind; built-in cupboard housing the central heating boiler; display shelf; wall mounted television bracket; radiator; CO detector; pendant light fitting; fitted carpet.

Shower Room:
Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and shower enclosure complete with a mixer shower; fully aqua panelled; wall mounted LED illuminated mirror; chrome ladder style radiator; extractor fan; downlighters; tiled floor.

Outside:
The shared rear garden is mainly laid to grass with a drying green and a garden gate leading out to Albyn Lane.

Parking:
Residents can apply for a parking permit through Aberdeen City Council for which an annual charge is applicable.

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.

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