



Flat D, 290 Union Grove,  
Aberdeen, AB10 6TP

Offers Over £100,000

**peterkins**



Flat D,  
290 Union Grove,  
Aberdeen,  
AB10 6TP

Offers Over £100,000

- Wonderful First Floor Flat
- Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- One Double Bedroom with Free Standing Wardrobes
- Modern Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Communal Rear Garden
- On Street Permit Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 48211/1  
EPC: Band C  
Council Tax: Band B  
Tenure: Ownership

**Description:**

Early viewing is highly recommended to appreciate the interior of this wonderful **first floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. The property is presented in immaculate condition and makes an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; living room with a feature fireplace; dining kitchen with appliances; one double bedroom with free standing wardrobes; modern shower room. Outside there is a communal 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 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. Continue along for some distance and number 290D is situated on the right-hand side of the road between St Swithin Street and Forest Avenue, as indicated by our "For-Sale" sign.

**Entrance:**

The shared entrance is accessed via a security entry system.

**Hallway:**

A hardwood exterior door gives access to the centrally positioned hallway; wall mounted door entry handset; high level electricity and gas meters; radiator; smoke and CO detectors; pendant light fitting; laminate flooring.

**Living Room: 13'2 x 12'9 (4.02m x 3.89m) approx.**

Generously proportioned living room with a double window to the front of the property fitted with "Venetian" blinds; feature fireplace complete with a tiled inset, polished granite hearth and open fire; wall mounted shelves; two wall lights; radiator; smoke detector; ceiling rose and cornice; chandelier style light fitting; deep skirting boards; laminate flooring.

**Dining Kitchen: 12'3 x 12'0 (3.73m x 3.65m) approx.**

The spacious dining kitchen is fitted with cream "Shaker" style base and wall mounted cabinets complimented by wood effect wood surfaces; splashback tiles; under cabinet lighting; two wine racks; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob and built-in oven; fridge/freezer; washing machine; wall cabinet housing the central heating boiler; built-in storage cupboard with an additional high level cupboard above; wall mounted central heating controls and picture shelf; window with a rear garden aspect; radiator; heat detector; modern light fitting; laminate flooring.



**Bedroom: 12'8 x 8'3 (3.86m x 2.52m) approx.**

Bright and airy double bedroom with a pleasant front outlook; window fitted with "Venetian" blinds; free standing wardrobes providing great hanging and storage facilities; wall mounted picture shelf; radiator; ceiling cornice; pendant light fitting; fitted carpet.

**Shower Room:**

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, oval countertop wash hand basin set on a vanity unit and a large, aqua panelled shower enclosure complete with a mixer shower; splashback tiles; shaver point; wall mounted mirror and display shelves; chrome ladder style radiator; extractor fan; downlighters;

**Outside:**

The communal rear garden is mainly laid to grass. There is also an exclusive and shared outhouse.

**Parking:**

There is on street permit parking available on Union Grove. Residents can apply for a permit through Aberdeen City Council.



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](mailto: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.

**peterkins**

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)