



108

Union Grove

Ground Floor Right, Aberdeen AB10 6SA



mackinnons  
solicitors

We are delighted to bring to the market this immaculately presented one bedroom ground floor apartment forming part of a traditional granite building, situated in a much sought after, city location.

Access is through a solid wooden entrance door into an entrance hall which leads into a bright, spacious lounge. A large window to the front of the property allows for plenty of natural light. A particular feature of this room is the ornate ceiling corning while there is also a storage cupboard.

The attractive, modern kitchen is fitted with a range of white gloss wall and base units incorporating a built-in oven, ceramic hob and microwave with contrasting worktop, housing a black sink with mixer tap. The integrated washer/dryer and fridge will remain.

The double bedroom is at the rear of the property and enjoys views over the rear garden and has fitted wardrobes with mirrored doors providing ample storage.

The centrally located bathroom is fitted with a modern two piece white suite and large walk-in mains pressure shower. Fully tiled throughout with fitted storage units

There is an exclusive area of garden to the rear, exclusive cellar as well as a shared drying green which is well maintained and fully enclosed by stone walling. A storage cupboard off the main hall housing the central heating combi-boiler. On street parking and parking permit available.

- Gas Central Heating
- Double Glazing
- Mains Drainage
- Exclusive Garden Area
- City Centre Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

### Council Tax

Band A

### EPC

Band ?

### Entry

By Arrangement

### Viewing

Contact Owner

07506 579718

or Solicitors

01224 868687

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