



**FFL, 40 UNION GROVE
ABERDEEN, AB10 6SY**

**OFFERS OVER
£75,000**

**RECENTLY RENOVATED ONE BEDROOM FIRST FLOOR FLAT
IN THE HEART OF THE CITY CENTRE**

- RECENTLY RENOVATED
- KITCHEN WITH BREAKFAST BAR
- DOUBLE GLAZING
- ONE BEDROOM
- CITY CENTRE LOCATION
- EPC RATING – E



DESCRIPTION

We are pleased to bring to the market this well presented one bedroom first floor flat in the heart of the city centre. Recently renovated to a high standard throughout this property boasts a spacious lounge, kitchen with breakfast bar, bedroom and shower room. This would make an ideal purchase for a first time buyer or buy-to-let investor and viewing is highly recommended to appreciate this property on offer.

The accommodation comprises: Entrance hallway leads to all accommodation and houses the electricity consumer units; Bright and spacious lounge has ample space for free-standing furniture and other items of free-standing furniture; Newly fitted kitchen has grey base and wall units with complimenting worktops, induction hob with oven below and extractor fan above, space for free-standing washing machine and undercounter fridge, separate breakfast bar which could easily seat 4 people and a storage cupboard housing the water tank; Bedroom has space for free-standing furniture; Shower room completes the accommodation and comprises shower cubicle, W.C., wash hand basin set in a vanity unit with storage below, heated towel rail and extractor fan.

Accommodation:

Lounge	4.01m x 4.01m
Kitchen	3.49m x 3.70m
Bedroom	4.18m x 2.35m
Shower Room	1.52m x 2.50m

Outside: On-street permitted parking available. Shared rear garden with a paved path leading to a shared drying green which is laid to stone chips and lawn.

Area: Union Grove is a desirable and tree-lined street in the heart of the city's west end. The property is particularly convenient for the oil related offices at Rubislaw, Albyn Place and Carden Place. There are good local shops and a range of reputable restaurants, bars and cafes nearby. The property is within proximity of Ashley Road Primary School and Aberdeen Grammar School, both with excellent reputations. Albyn School and St Margaret's School are both within easy walking distance.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

From the west end of Union Street turn left onto Holburn Street and take the first right onto Union Grove and number 40 is on the right hand side.

