



FIRST FLOOR APARTMENT

110 UNION GROVE
ABERDEEN
AB10 6SB

HALL
LOUNGE
DINING KITCHEN
DOUBLE BEDROOM
BATHROOM
ELECTRIC HEATING
DOUBLE GLAZING
SHARED REAR GARDEN
PERMIT PARKING



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



Fixed Price

£105,000

We are pleased to offer for sale this desirable, one bedroom, first floor apartment which forms part of a well maintained, traditional, granite building and enjoys a prime location within the heart of the City's West End. Offering a spacious level of tastefully presented accommodation, benefits include electric heating with new panel heaters, double glazed windows, and a door entry system. The well proportioned rooms enjoy a particularly light and airy ambience throughout, and traditional characteristics include high ceilings with moulded coving and roses, double height skirting boards, original panelled interior doors, and a deep bay window with pilasters in the lounge. Included in the sale are all floor coverings, window blinds, light fittings and appliances in the kitchen, and the accommodation comprises: welcoming entrance hall with storage cupboard; elegant front facing lounge with central feature fireplace; superbly appointed kitchen which enjoys a pleasant leafy outlook to the rear, and offers ample space for dining; instantly appealing double bedroom benefiting from a mirror-fronted wardrobe; and attractive bathroom fitted with pale cream coloured 3-piece suite and electric over-bath shower. Outside the communal areas within the building are well maintained, and there is a convenient cellar in the basement. The shared walled garden to the rear enjoys a private aspect, and there is ample on-street permit parking to the front of the property. Representing a fine example of its type, and offering an ideal choice for a first time buyer, interior viewing of this "ready to move into" home is strongly recommended.

LOCATION

Located in the heart of Aberdeen's vibrant West End and within easy reach of a variety of independent retailers, popular hotels, reputable restaurants and wine bars, the property is within a short walk of the City Centre. There are a wide and varied range of amenities on offer close by which include private gyms, multi-plex cinemas, theatres, public library, parks and gardens, and public transport links at nearby Union Square shopping mall. The main arterial route through the City is also within easy access, facilitating a quick route to the hospital complexes, business, retail and leisure parks.

HALL

Central to the home, the attractive entrance hall benefits from a built-in storage cupboard, and displays co-ordinating décor and carpeting. Wall mounted coat hooks and door entry handset. High level electric meter/fusebox. Glass light fitting.

LOUNGE

Elegant lounge boasting original period features which include a high ceiling with moulded coving and rose, double height skirting boards, recessed alcoves, and a deep front facing bay window with pilasters which draws in an abundance of natural light. A central wooden fireplace with contrasting black inset and hearth incorporates an electric fire and provides a pleasing focal point to this instantly appealing room. TV aerial and telephone points. Wooden venetian blinds are fitted to the window and the floor is carpeted. Chrome light fitting.

17'3" x 13'8" approx

DINING KITCHEN

Superbly appointed kitchen affording ample space for dining table and chairs, and fitted with a comprehensive range of oak, shaker-style cabinets complemented by under-unit lighting, brushed steel handles, and contrasting black gloss work surfaces with upstands. Traditional shelved "Aberdeen press". Stainless steel sink and drainer with mixer tap, above which is a rear facing window which offers a pleasant leafy outlook. Built-in ceramic hob with chimney style extractor canopy above, and electric oven/grill below. The "Hotpoint" fridge/freezer and washing machine will both remain. Chrome light fitting. Micro venetian blind fitted to the window. Slate tile effect laminate flooring. Door to bedroom.

12'10" x 10'1" approx

DOUBLE BEDROOM

Instantly appealing double bedroom which affords ample floor space for free standing furniture and benefits from a built-in, mirror-fronted wardrobe fitted with hanging rail and shelf. Roller and micro venetian blinds fitted to the side facing window. Telephone point. Metal candelabra in ceiling rose.

13'3" x 8'1" approx

BATHROOM

Attractive bathroom fitted with a pale cream coloured 3-piece suite, "Mira" electric over-bath shower, and wet-wall splashback panelling. Circular fitted mirror above the wash basin. Illuminated display recess. Wooden double towel rail. Extractor fan and recessed downlighters. Amtico wood effect flooring.

OUTSIDE

The tidy communal hall and stairs benefit from security lighting and retain traditional terrazzo floor tiling at the entrance, ornate metal balustrades on the staircase, and stained glass windows on the half landings. Exclusively owned cellar in the basement and shared store on the half landing. Shared, walled garden to the rear with drying green. Ample on-street permit parking to the front of the property.

DIRECTIONS

From the west end of Union Street turn left at the traffic lights onto Holburn Street. Turn first right onto Union Grove where number 110 is located along on the right hand side of the road.

VIEWING

Tel 07791 232220

Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk