



# 116 Union Grove

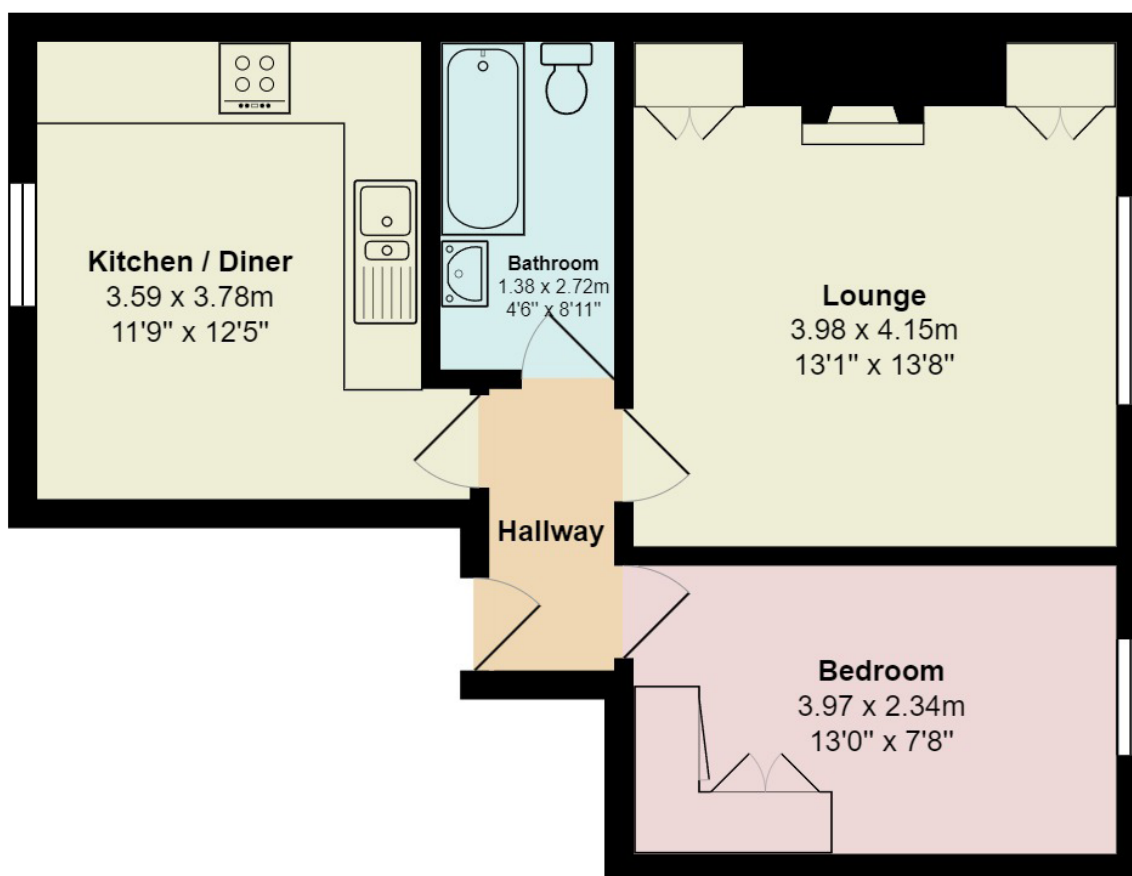
First Floor Left, Aberdeen AB10 6SB



We offer for sale this spacious, light and airy one bedroom first floor flat, ideally positioned in the heart of Aberdeen city, within close proximity of a wide range of local amenities and transport links.

Forming part of a traditional, well maintained granite tenement building. The entrance hall is protected by security entry system. A light and airy lounge area with ample space for a range of furnishings. Feature cast iron fireplace, large picture window, original moulded ceiling coving and skirting. Well appointed dining kitchen with integrated electric hob, oven/grill, extractor hood, fridge and freezer which will remain. A generous double bedroom with original moulded ceiling coving and a range of fitted furniture. A good sized centrally set bathroom with three piece white suite and shower attachment to bath taps completes the accommodation.

- Gas Central Heating
- uPVC Double Glazing
- Light and Airy Lounge
- Spacious Dining Kitchen
- Many Original Features



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 B

**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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