



**McEwan Fraser Legal**

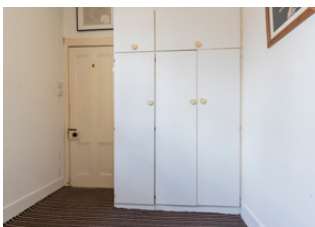
Solicitors & Estate Agents

01224 472 441

Ground Floor Left

127 UNION GROVE, ABERDEEN, AB10 6SN

127 UNION GROVE



Union Grove is situated in a sought after location and just minutes from the heart of Aberdeen city centre. The area provides all the amenities one would expect from modern day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities. The property is well served with local shops and public transport facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and west of the city of Inverness.

The property is also ideally located for both students and professional employees with both Aberdeen University and Robert Gordon University being a short distance and in addition, the Royal Cornhill and Foster Hill Hospitals are equally as close.

This truly is an ideally located property and is a must view.

Part Exchange available. McEwan Fraser legal are delighted to bring to the market this one bedroom flat.

The property consists of an internal hallway, well-proportioned lounge, kitchen, bedroom off the kitchen and a partially tiled bathroom that features an electric shower over bath, wash hand basin and WC.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.

“...THE PROPERTY IS WELL SERVED WITH LOCAL SHOPS AND PUBLIC TRANSPORT FACILITIES...”



DETAILS

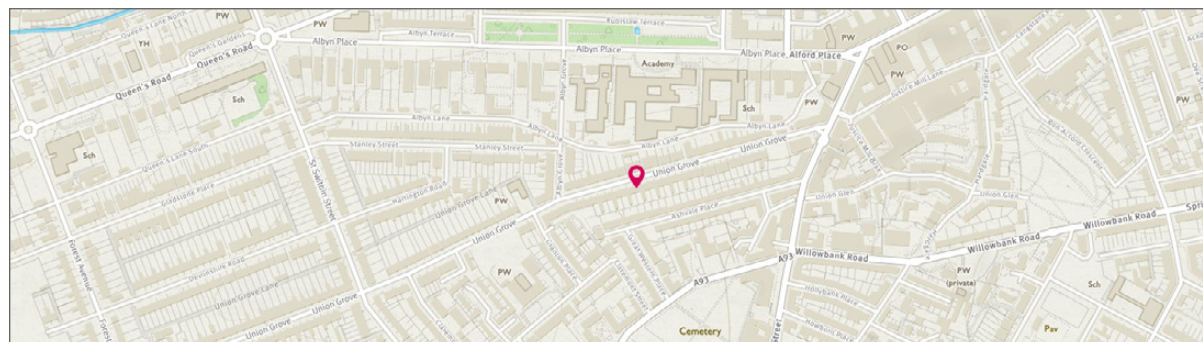
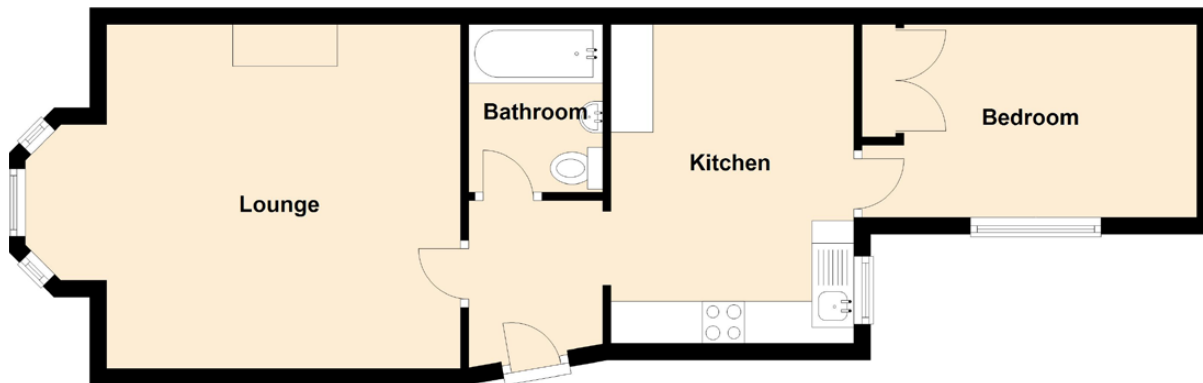
ROOM DIMENSIONS FLOOR PLAN LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.99m (16'4") x 4.10m (13'5")
Kitchen	3.80m (12'6") x 2.90m (9'6")
Bedroom	4.00m (13'1") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²) - 37m²

EPC Rating - E



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
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Designer

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