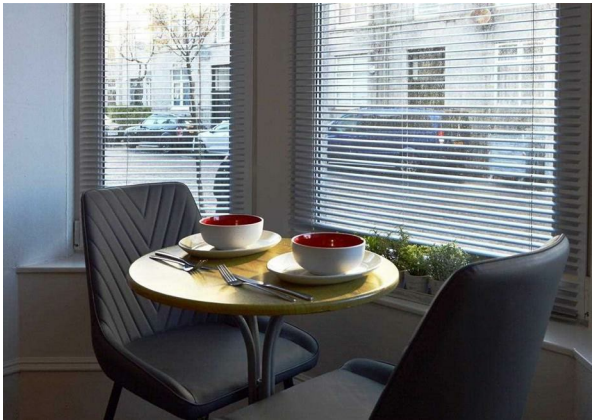


35b Union Grove, Aberdeen, Aberdeen, AB10 6SD

£675 Per Month

Council Tax Band: A



BEAUTIFULLY PRESENTED ONE BEDROOM FLAT –AVAILABLE IMMEDIATELY FURNISHED

DELIGHTFUL CITY CENTRE one bedroom ground floor flat within a traditional granite building comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, double bedroom and bathroom with 3 piece suite and shower over bath. Further benefits are double glazing and gas central heating.

The flat offers a bright airy living environment and affords the opportunity to move in with minimal inconvenience.

Union Grove is a very popular residential street situated in an enviable location in the heart of Aberdeen’s vibrant West End. It is only minutes from Union Street and within easy reach of the city’s wealth of amenities including local shops serving everyday needs, leisure activities, clubs and restaurants all close to hand.

The main arterial route through the City is nearby ensuring ease of access to the hospital complexes and business parks, as well as the leisure and retail outlets at Bridge of Dee and beyond. Regular public transport is available to many parts of the city and beyond is readily available.

Landlord Registration No: 345071/100/22511

Scottish Agent Open Register Number LARN1903067



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	