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42b Union Glen
Aberdeen
AB11 6ER

Price: Offers over £169,995

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solicitors & estate agents

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42b Union Glen
Aberdeen
AB11 6ER

General Description

This superb elevated first floor level apartment forms part of a modern apartment block in a central yet quiet location. The building benefits from a telephone security entry system, well kept mutual hallways and stairs with carpeting and stair lighting and an undercover car park to the rear with security lighting and allocated car parking space. The apartment itself offers a generous level of accommodation benefiting from full gas fired central heating, double glazing and fresh and tasteful décor.

The accommodation comprises lounge, 3 bedrooms, fitted kitchen, bathroom and a boxroom which is meantime used as a utility room and could easily be used as a study. This is an excellent purchase for those looking for a ready to move into spacious apartment within easy walking distance of the city centre and viewing is highly recommended.

Location

Union Glen is situated in the heart of the city centre with a wide range of amenities locally including excellent shopping facilities, public transport services and Nuffield Health Club with gymnasium and swimming pool. The property is also well placed for a variety of restaurants, cafes and clubs.

Directions

From Holburn Junction travel south along Holburn Street and turn first left into Justice Mill Lane.

Turn sharp right into Justice Mill Brae.

At the bottom of the hill turn right into Union Glen and No 42 is on the right hand side.

Price: offers over £169,995 incl carpets & white goods

Viewing: 01224 433301 for arrangements

Entry: Immediate entry available.



lounge

Accommodation

Vestibule

Entrance door; door to hall; door to boxroom.

Boxroom / Study (7'6 x 6'9 (2.28 x 2.57m)s)

This is a most useful room currently used as a utility room. Fuse box; gas meter; central heating boiler; pull out clothes airer will remain. Washer Dryer to remain.

Hall

laminated flooring; radiator; security entry system.

Lounge (13'5 x 12'6 (4.89 x 3.81m))

This is an attractive room with window to the front; contemporary feature gas fire; wrought iron curtain pole; a fitted shelf above fireplace; TV aerial point. Satellite connection.

Kitchen (9' x 7'10 (2.74 x 2.39m))

Fitted kitchen with range of wall and base storage units with co-ordinating worktops; 1 1/2 stainless steel sink unit; gas hob and electric oven to remain; automatic washing machine; vinyl flooring; space for fridge freezer; full splash board tiling; dishwasher & two fitted shelves to remain; extractor fan; radiator; fully tiled flooring; door from hall. Fridge freezer included.



kitchen



bedroom

Master Bedroom (10'7 x 8' (3.23 x 2.44m))

Double bedroom with double fitted wardrobe with hanging rail, shelf and sliding doors; window to side; wrought iron curtain pole; radiator.

Bedroom 2 (10'1 x 9'5 (3.73 x 2.87m))

Double bedroom with window to the side; radiator.

Note: curtains will be removed.

Bedroom 3 (10'1 x 9' (3.73m x 2.75m)) longest/widest

Double bedroom meantime used as an office ; window to the side; radiator; spot light track.

Bathroom

Fitted with a cream suite comprising bath, wc and wash hand basin; shower over bath; shower curtain; extensive use of tiling behind bath; shaver socket; display/storage area; tile flooring; extractor fan; small fitted cupboard. Vanity units to remain



bathroom

Outside

Allocated under stair storage cupboard in the entrance hall. There is a small area of garden to the front stocked with mature shrubs and there is a covered car parking area with one allocated car parking space. The car parking area has security lighting.

Notes

Full gas fired central heating.

Full double glazing.

All curtains and light fittings included.

Oven, hob and free standing fridge included.

Council Tax band is "d"

Allocated car parking space.

All items of furniture available by separate negotiation.

Washer / dryer & fridge / freezer is included in price.