

FOR SALE



Union Street, Aberdeen

1 Bedroom, 1 Bathroom, Apartment

Offers Over £52,000

MARTIN&CO



- Click on **VIRTUAL TOUR!**
- **Bright Spacious Rooms**
- **Electric Heating**
- **Security Entry System**
- **Factored Building**
- **LARN: 1905074**

UNBELIEVABLE UNION STREET!

Click on **VIRTUAL TOUR!** This modern one bedroom apartment is located in the heart of Aberdeen City Centre. The property benefits from double glazed windows throughout, high ceilings, ample space and a factored communal area. There are excellent transport links nearby, with bus-stops for both Aberdeen University and RGU located directly outside the property.

Aberdeen City Centre is a thriving urban hub with a wide variety of shops, restaurants and a busy nightlife. There are fantastic public transport links to all areas of the city, and the bus and train stations are situated here for easy out-of-town travelling.

- Area features include:
- City centre shopping centres and shops
 - Wide variety of restaurant options
 - Proximity to Aberdeen's nightlife
 - Excellent transport links to all areas of the city

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



LOUNGE (4.183m x 3.552m) This well-presented lounge offers a bright and inviting living space, ideal for both relaxation and entertaining. A large window allows for an abundance of natural light, enhancing the room's airy feel and neutral décor. The stylish feature wall adds a touch of character, while the generous proportions allow the room to accommodate a variety of seating arrangements and free-standing furniture with ease. The room benefits from a clean, contemporary finish, creating a comfortable and welcoming environment. There is ample room for a variety of seating arrangements and free-standing furniture allowing versatility for prospective buyers to tailor to their own style.

KITCHEN (1.881m x 2.052m) This modern kitchen is thoughtfully designed to maximise both style and functionality. Fitted with a range of sleek wall and base units, the space offers ample storage and generous worktop areas, ideal for everyday cooking and meal preparation. The contemporary cabinetry is complemented by contrasting work surfaces and coordinated splashbacks, creating a clean and cohesive finish. The kitchen is equipped with integrated appliances and designated spaces for freestanding white goods, ensuring practicality without compromising on design. Under-cabinet lighting enhances the workspace, while the layout makes efficient use of the available area. Presented in excellent condition,



and provides a well-appointed and low-maintenance environment, perfectly suited to modern living.

BEDROOM (3.625m x 2.461m) This well-proportioned bedroom offers a bright and comfortable space, ideal for rest and relaxation. A large window allows for plenty of natural light, enhancing the room's light and airy atmosphere, while the neutral décor provides a versatile backdrop to suit a range of interior styles. The room comfortably accommodates a double bed along with additional free-standing furniture, demonstrating its practical layout and generous proportions. Built-in storage further enhances functionality, helping to maximise floor space and maintain a clutter-free environment. Overall, this is a welcoming and adaptable bedroom, well-suited to modern living.

BATHROOM (1.966m x 2.206m) This well-appointed bathroom presents a clean and contemporary finish, ideal for modern living. Featuring a full-sized panelled bath with overhead shower and glass screen, the space is both practical and stylish. Neutral-toned wall tiling creates a warm, calming atmosphere, complemented by a sleek white suite comprising a pedestal wash hand basin and low-level WC. A wall-mounted mirror and compact storage solutions enhance functionality, while the layout makes excellent use of the available space. Perfectly suited for everyday comfort, this bathroom offers a tidy, low-maintenance environment with broad appeal.





Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH
T: 01224 63 65 00 • E: aberdeen@martinco.com
Letting Agent Registration No. LARN1905074

01224 63 65 00
<http://www.martinco.com>


MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.