

# Flat 7, 29 Union Street

ABERDEEN, AB11 5BP



*Large ultra-modern property, which is immaculate and in walk-in condition.*



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McEwan Fraser Legal is thrilled to present this pristine one-bedroom top-floor flat fully furnished (separate negotiation) and ready for immediate occupation. Set in Union Street in the heart of the city centre, this large (for a one-bed) ultra-modern property is immaculate and is in walk-in condition. The property benefits from all-electric heating, double glazed sash & case windows, and a secure door entry system.

# THE LOUNGE



The accommodation comprises a small entrance hall, sizeable welcoming lounge and a large modern fully fitted kitchen, a large double bedroom, and a modern shower room. The kitchen is surprisingly large and has excellent cupboard space, a ceramic hob, Bosch electric oven, washing machine, dishwasher, fridge/freezer and microwave. The laminate floored lounge has sufficient space for a formal dining table. Conveniently there are bus stops close by on Union Street and Market Street.

# THE KITCHEN





# THE BEDROOM



# THE SHOWER ROOM





This top-end apartment is pristine, perfect for a first-time buyer or increasing your buy-to-let portfolio.

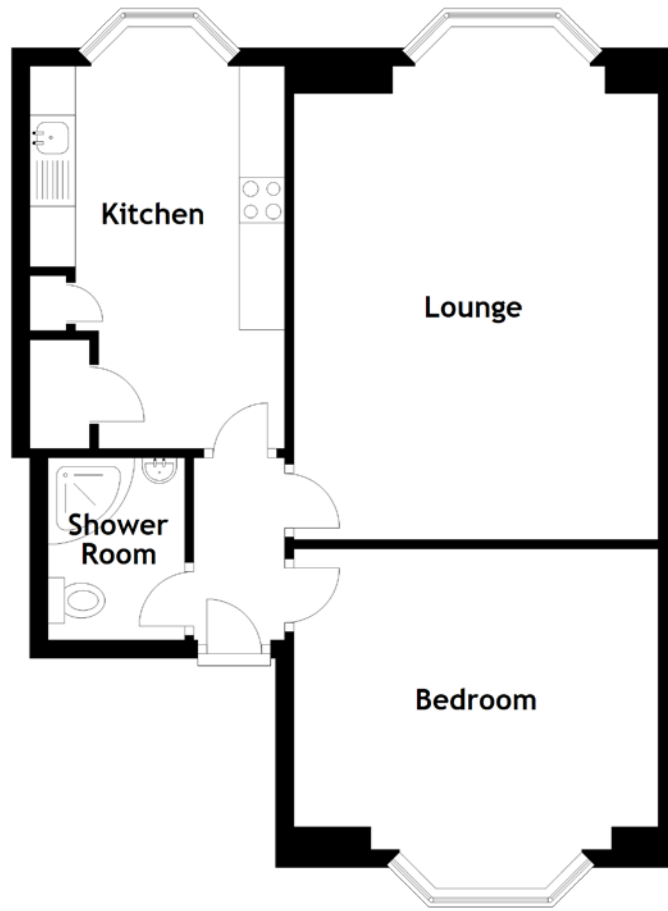
All furnishings and fittings are available by separate negotiation. Viewing is essential to appreciate the quality, condition and location.

# EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP



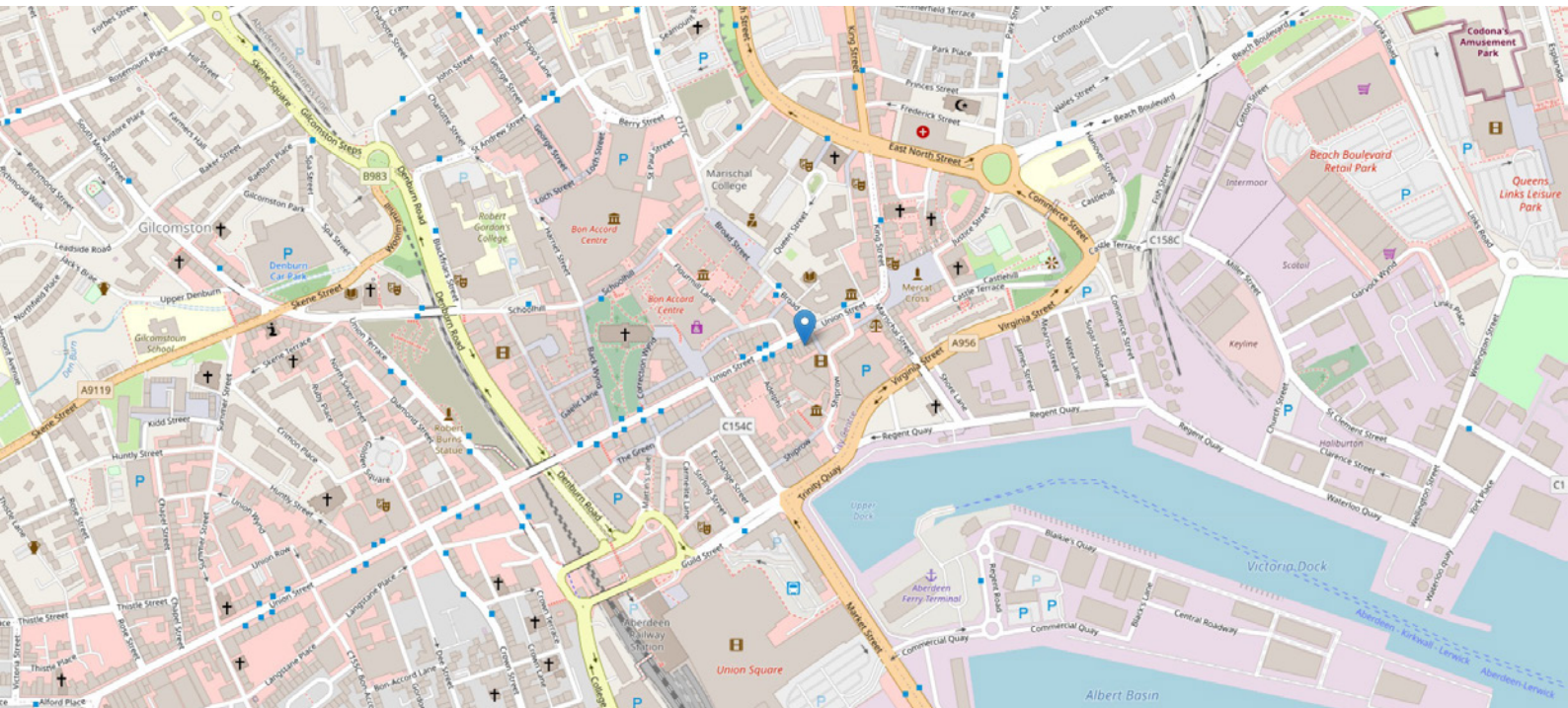
Approximate Dimensions  
(Taken from the widest point)

Lounge 5.20m (17'1") x 4.00m (13'1")  
Kitchen 4.20m (13'9") x 2.80m (9'2")

Bedroom  
Shower Room

4.00m (13'1") x 3.30m (10'10")  
2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

29 Union Street is on the sought-after Castlegate end of Union Street in the heart of Aberdeen city centre. You are surrounded by fabulous bars and eateries. Aberdeen has fabulous amenities, including various pubs, clubs, restaurants, theatres, and cinemas to enjoy, alongside superb educational and recreational facilities.







The area is well served by local shops and excellent local public transport facilities. Most parts of the city are easily accessible near many arterial routes. The town offers an excellent Bus & Rail Service, with National & International flights from Dyce Airport. The East Coast Rail network links the central belt. The property is also ideally located for both the student and the professional. Aberdeen University and the Harbour are a short walk from the property.

# McEwan Fraser Legal

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**SCOTT MARSHALL**  
Surveyor



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