



138F, King Street, Aberdeen AB24 5BD

Offers over £69,000

TWO BEDROOM TOP FLOOR FLAT, CLOSE TO THE CITY CENTRE, IDEAL FOR THE UNIVERSITY OF ABERDEEN

Stronachs

138F, King Street, Aberdeen AB24 5BD

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM TOP FLOOR APARTMENT, forming part of a traditional granite tenement on King Street. Benefiting from security entry system, electric central heating and full double glazing, the accommodation comprises: Entrance Hall; Lounge with Kitchen on open plan; two Double Bedrooms; and Bathroom. There is a shared drying green to the rear. This property is ideally placed for access to the City Centre and the University of Aberdeen, making it an ideal first time purchase or investment opportunity. Of added appeal is the fact that most of the furniture, including beds and suite, are included in the sale, if required.

The subjects are ideally located for all the amenities of the city centre and is within walking distance to local shops and restaurants, a supermarket, Aberdeen Sports Village and public transport links to other parts of the city. The property is also within easy reach of Aberdeen University, Robert Gordon University and Aberdeen College, as well as the retail parks and leisure facilities at Aberdeen Beach front.

ENTRANCE HALL

Welcoming Entrance Hall providing access to the remaining accommodation. Ceiling light fitting, central heating radiator with fretwork cover and high level meter board. Security entry system handset.

LOUNGE/KITCHEN 19' 6" X 12' 5" (5.94M X 3.78M)



This cosy Lounge is open plan with the Kitchen which is recessed to the rear. A window to the front provides natural light, and the flooring is laid to laminate. The Kitchen is fitted with a range of wall and base units with complementary work surfaces, and splash back. There is an integrated oven, hob and hood, an space for washing machine, fridge and freezer. Inset sink and drainer. Ceiling light fitting smoke alarm, central heating radiator with fretwork cover and television point.

BATHROOM 5' 5" X 5' 5" (1.65M X 1.65M)



Fully tiled and fitted with a white three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Extractor fan and ceiling light fitting.

BEDROOM 1 10' 3" X 9' 9" (3.12M X 2.97M)



Light and airy Double Bedroom to the rear of the property, benefiting from double built-in wardrobe with sliding doors allowing hanging and shelf storage, and additional built-in cupboard. Ceiling light fitting and central heating radiator with fretwork cover.

BEDROOM 2 12' 8" X 7' 0" (3.86M X 2.13M)



Double Bedroom again with a rear aspect, with views over the rooftops towards the sea. Ceiling light fitting and central heating radiator.

EXTERNAL

There is a shared drying green to the rear of the property.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom. The majority of the furniture and furnishings are included in the sale, if required.

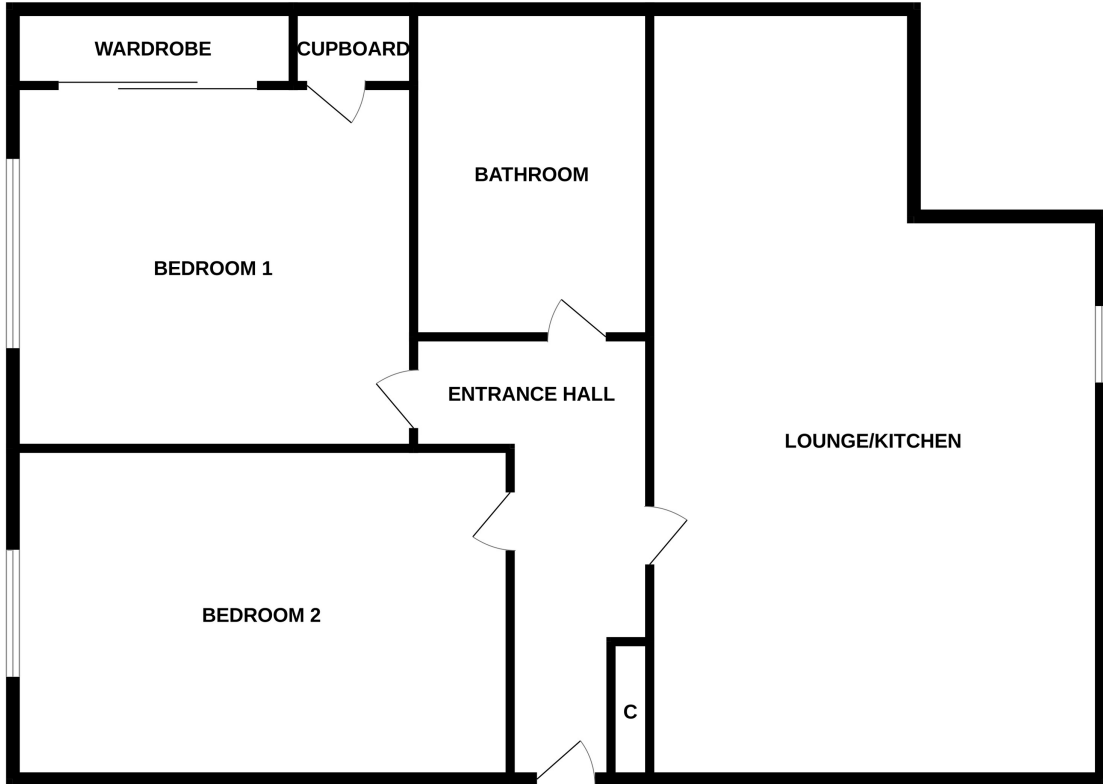
EXTRAS

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COUNCIL TAX BAND - A

EPC BANDING - E

138F KING STREET



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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