



83a King Street, Aberdeen AB24 5AB

Fixed Price £75,000

SPACIOUS CENTRAL TWO BEDROOM FIRST FLOOR FLAT, WITH ALL FURNITURE
INCLUDED IF REQUIRED

Stronachs

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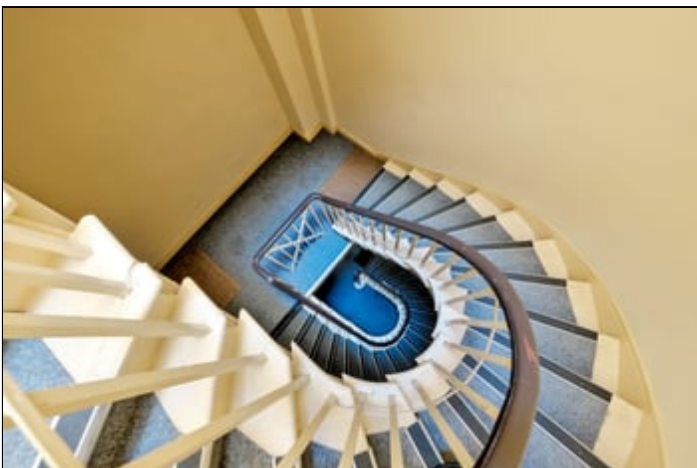
Fixed Price £75,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this spacious TWO BEDROOM FIRST FLOOR FLAT in the heart of the city centre. Located at the top of King Street, this flat is ideal for easy access across the city as a variety of bus routes pass the door step. Forming part of a Grade 2 B Listed building, the flat benefits from gas central heating and double glazing. Being sold as seen with all furniture included, it could be perfect for a first time or investment buyer. The accommodation comprises; Entrance Hall; Lounge; Kitchen; two generous Double Bedrooms; and Bathroom with Shower. There is also a large shared basement store accessed from Farriers Lane.

Location 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



'L' shaped Entrance Hall with large storage cupboard with providing hanging space. Telephone point. Ceiling light fitting, smoke alarm and security entry handset.

LOUNGE 4.70M X 4.32M (15'5" X 14'2")



Spacious Lounge with window to front overlooking King Street. With high ceilings and ornate cornicing, there are shelved recesses with low level storage cupboards flanking the chimney breast. Electric fire in surround. Ceiling light fitting, central heating radiator, and television point.

BEDROOM 1: 4.60M X 3.86M (15'1" X 12'8")



Generous Double Bedroom to the front of the property, with recessed shelved cupboard and ample room for free-standing furniture. Ceiling light fitting and central heating radiator.

BEDROOM 2: 5.87M X 3.84M (19'3" X 12'7" AT WIDEST)



Second generous Double Bedroom to the rear, with feature curved wall and ample room for free standing furniture. Ceiling light fitting and central heating radiator.

DINING KITCHEN : 4.95M X 2.97M (16'3" X 9'9")



Fitted with a range of wall (some with display frontage) and base units with complementing work surfaces and splashback, with window to rear. Inset sink and mixer tap. The washing machine, cooker, compact dishwasher, and fridge are to remain. Space for dining table and chairs. Ceiling light fitting and central heating radiator. There is a large pantry style cupboard with boiler allowing storage, and spacious pantry with shelving and excellent storage space.

BATHROOM 3.71M X 1.75M (12'2" X 5'9")



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Window to rear. Ceiling light fitting and central heating radiator.

STORE



There is a secure shared store beneath the building, accessed from Farrier Lane

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, along with all other items of furniture, if required.

COUNCIL TAX BAND - B

EPC BANDING - C



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