

**402 King Street,
Aberdeen, AB24 3BY**

**Price Over
£75,000**

ASPC ref : 360099

1 1 1 39 m² EPC **E** Council Tax Band **A**



Arrange a viewing

Below Home Report Valuation

07927 603836

(Mr Buchan)

01224-564636

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

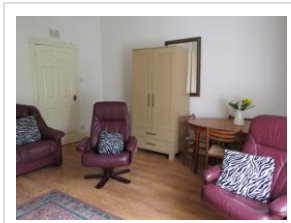
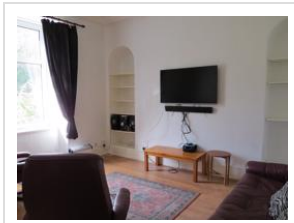
399 Union Street (sales)
Aberdeen
AB11 6BX

Email:

property@raeburns.co.uk

Website:

<http://www.raeburns.co.uk>



Property features:



ONE BEDROOM GROUND FLOOR (LEFT) FLAT IN CENTRAL LOCATION

Situated on the ground floor of a traditional Granite tenement building protected by security entry system and conveniently located for the City Centre and Aberdeen University, this **ONE BEDROOM GROUND FLOOR FLAT** offers an ideal purchase for First Time Buyers or Buy to Let Investors. The property benefits from Double Glazing, Electric Heating and will be sold inclusive of all fitted carpets and other floor finishes, curtains, blinds and light fitments. Most items of furniture are to remain however the wall mounted television and the stereo in the Lounge will be removed. The accommodation comprises Communal Hallway, Hall, Lounge, Kitchen, Double Bedroom and Bathroom with Shower.

Outside, the property has the use of a large shared garden to the rear, which is mainly laid to lawn. Cupboard in communal hallway. On

street parking facilities on Merkland Road.

King Street is situated within easy walking distance of Aberdeen University, Aberdeen Sports Village, and the City centre, with its wealth of recreational and shopping facilities. It is also just a short walk away from Aberdeen Beach Esplanade and Queens Links Leisure Park. Public transport is available on the doorstep and there is a range of excellent amenities nearby including local shops and a supermarket.

ITEMS INCLUDED All carpets and other floor finishes, curtains, blinds and light fittings will be included in the sale. Most items of furniture and all white goods are to remain however the wall mounted television and stereo in the Lounge will be removed.

ENTRANCE HALL A hardwood door opens to the Entrance Hall which give access to all accommodation. Security entry handset, shelved cupboard and high level electricity meter and fuse box. Laminate wood flooring

LOUNGE 14'3" x 14'1" approx. Good sized room located to the front of the property. Two shelved alcoves, two television points, storage heater and laminate wood flooring.

KITCHEN 8'4" x 3'9" approx. Galley style kitchen fitted with base and eye level units incorporating a stainless steel sink, tiled splashback and worksurfaces. Slot in electric cooker with extractor hood above, under counter fridge, washing machine and microwave are also included in the purchase price. Vinyl flooring.

BEDROOM 11'6" x 8'4" approx. Good sized Bedroom to the rear with shelved cupboard. Space for freestanding furniture, telephone point, storage heater and fitted carpet.

BATHROOM Newly installed bathroom fitted with white suite comprising w.c., wash hand basin and bath with shower over and screen to side. Built in cupboard and overhead cupboard housing the hot water tank. Vinyl flooring.

OUTSIDE The property has the use of a large shared garden to the rear, which is mainly laid to lawn. Cellar in communal hallway.

From the east end of Union Street, continue onto Castle Street and then veer left onto King Street. At the traffic lights, continue straight ahead, proceeding past Morrisons. Number 402 is located on the right hand side just past the bus depot. Parking facilities can be found on Merkland Road East.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/360099/402-King-Street/Aberdeen/>

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