

**578 King Street,**  
Aberdeen, AB24 5SQ

Price Over  
**£230,000**

**Under offer**

 4  2  1   116 m<sup>2</sup> EPC D Council Tax Band E



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**Features**  Garage  Garden

**Description**

Situated close to the university of Aberdeen, we offer for sale this substantial and **spacious family dwellinghouse**. The property is also within easy access of the city centre and the industrial estates at Bridge of Don and Dyce.

On the ground floor, the spacious hallway gives access to all rooms on this level with original pitch pine doors, laminate flooring and triplelight fittings. The lounge is an elegant and modern room with a bay window to the front of the property. A fuel effect gas fire with an attractive mantel piece creates the focal point of the room, the lounge also has a vertical blind, laminate flooring and a T.V. aerial point

The kitchen is a large and fully fitted modern kitchen with a good range of wall and base units and ample work surfaces. A stainless steel sink, drainer and chrome mixer tap, electric double oven and ceramic hob and stainless steel cooker hood are incorporated into the kitchen. The central heating

boiler is housed within a kitchen unit and a large window, laminate flooring and spotlights complete the kitchen.

The porch is located at the rear of the property and overlooks the rear garden. Also situated to the rear of the property is dining room, an attractive room with vertical blinds and laminate flooring.

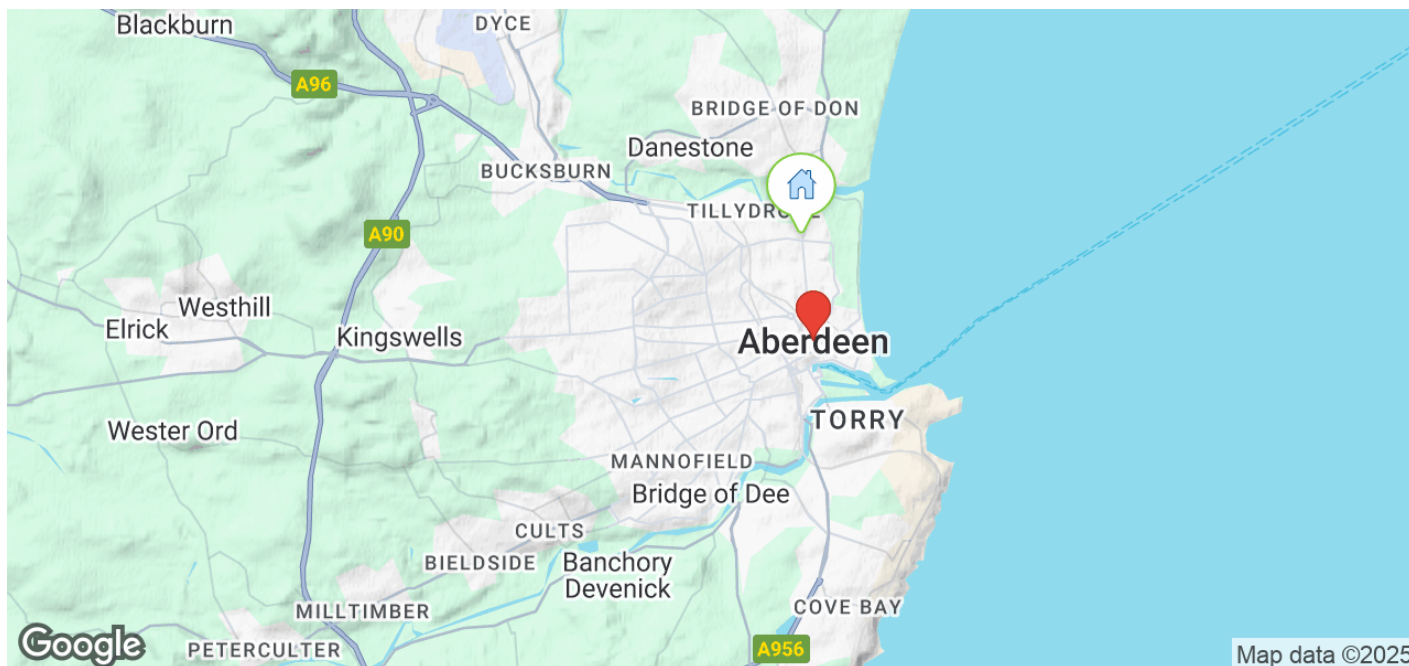
The front bedroom is a large double bedroom with a bay window to the front, Omate light fitting, two alcoves and a vertical blind. The rear bedroom is a similarly sized double bedroom with a window overlooking the rear garden, attractive cornice, vertical blind and laminate flooring. To complete the ground floor there is a luxury bathroom with a three piece suite comprising of a bath, W.C. and wash hand basin and a shower over bath with a glass screen, good sized window with roller blind.

On the first floor the upper hall, with open banister, has various cupboards for storage. The hallway also offers access to the eaves and to the loft area with recently installed Velux window. Bedrooms three and four and both similarly sized rooms with Velux windows.

**Location** Situated on King Street, the property is within close proximity to the University of Aberdeen, as well as a wealth of amenities including Aberdeen Sports Village and the beach boulevard. A range of shops and restaurants are available within walking distance and regular public transport facilities make all parts of the city accessible.

## Directions

From the east end of Union Street turn left onto King Street. Continue for approximately one mile and number 578 is on the right hand side.



## Accommodation comprises

### (Ground Floor)

**Hall:** Spacious hall giving access to all rooms. Triple light fitting. Laminate flooring. Original pitch pine doors.

**Lounge:** 4.9m x 3.9m (16'1" x 12'10") approx. Elegant room with bay window to the front of the property. Fuel effect gas fire with attractive mantel piece. Vertical blind. Laminate flooring. T.V. aerial

point. Radiator.

**Kitchen:** Large fully fitted modern kitchen with good range of wall and base units and ample work surfaces. Stainless steel sink and drainer and chrome mixer tap. Laminate flooring. Electric double oven and ceramic hob. Stainless steel cooker hood. Large window allowing for plenty of light. Central heating boiler housed within kitchen unit. Spotlights.

**Rear Porch:** 2.1 x 1.7m (6'11" x 5'6") approx. Handy room to the rear with window overlooking rear garden.

**Dining Room:** 3m x 2.6m (9'11" x 8'7") approx. Attractive room to the rear. Vertical blind. Laminate flooring. Radiator.

**Front Bedroom:** 4.3m x 3.2m (14'2" x 10'6") approx. Large double bedroom with bay window to the front. Ornate light fitting. Two alcoves. Vertical blind. Radiator.

**Rear Bedroom:** 3.8m x 2.9m (12'6" x 9'7") approx. Further double bedroom with window overlooking rear garden. Attractive cornice. Vertical blind. Radiator. Laminate flooring.

**Bathroom:** 2.7m x 1.4m (8'11" x 4'7") approx. Luxury bathroom with three piece suite comprising bath, w.c. and wash hand basin. Shower over bath with glass screen. Good sized window with roller blind. Radiator.

### **(First Floor)**

**Upper Hall:** with open bannister and various cupboards for storage. Access to eaves and to the loft area. Recently installed Velux window.

**Bedroom 3:** 4.8m x 2.5m (15'9" x 8'3") approx. Good sized double bedroom with recently installed Velux window. Radiator?

**Bedroom 4:** 3.2m x 2.5m (9'11" x 8'3") approx. Further good sized room with recently installed Velux window. Radiator. Laminate flooring.

### **(Outside)**

To the front there is a garden and driveway allowing exclusive parking. To the rear, there is a large garden laid out in granite chips with some shrubs. Garage.

#### **View this property here**

<https://www.aspc.co.uk/search/property/350919/578-King-Street/Aberdeen/>

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