

**644 King Street,**  
Aberdeen, AB24 1SN

Fixed Price  
**£140,000**

 **3**  **1**  **1**  **88 m<sup>2</sup>** EPC **D** Council Tax Band **D**



**Contact Solicitor**

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**Features**



Garden

## Description

### SELF-CONTAINED 3 BEDROOMED GROUND FLOOR FLAT

Early viewing is recommended to appreciate the spacious interior of this extremely spacious self contained ground floor flat. The property would benefit from a general upgrade to enhance the generously proportioned accommodation which comprises: entrance vestibule; hall; living room; kitchen; shower room; 3 double bedrooms. There are well presented gardens to the front and rear of the house. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and curtains will be included in the sale.

**location:** Situated in a good position on King Street, the property is in close proximity to Aberdeen University. A wealth of amenities including restaurants, shops and recreational facilities including the Arts centre and Aberdeen's beach boulevard are all within walking distance. Regular public transport is readily available to most parts of the City and the Linksfield Sports Village is within walking distance with RGU accessible by a regular bus service.

**directions:** From King Street. Continue for some distance along King Street, the property is situated on the right hand side of the road as indicated by our 'For Sale' sign.

**entrance vestibule:** Exterior door gives access to the entrance vestibule; matwell; wood lined from floor to ceiling; pendant light fitting; glazed door leads to the hall.

**hall:** With all accommodation leading off; wood lined to dado height; 5 branch light fitting; telephone point; fitted carpet; radiator.

**living room: 4.06mx3.71m** Generously proportioned living room with a large window to the front of the house; 3 branch light fitting; ceiling cornice; television point; fitted carpet; 2 radiators.

**kitchen: 3.63mx2.07m** Generous kitchen fitted with a range of base and wall mounted units linked by work surfaces and ceramic wall tiles; built in oven; ceramic hob; stainless steel sink and drainer with a mixer tap; plumbed for a washing machine and for a dishwasher; tiled effect laminate flooring; radiator; access to the rear porch/access to the rear garden. Note: The fridge/freezer will be included in the sale.

**shower room:** Fitted with a white three piece suite comprising: W.C; sink and pedestal; wall to wall walk in shower complete with an electric shower and aqua panelling behind; ceramic wall tiles; medicine cabinet; spotlight fitting; vinyl flooring.

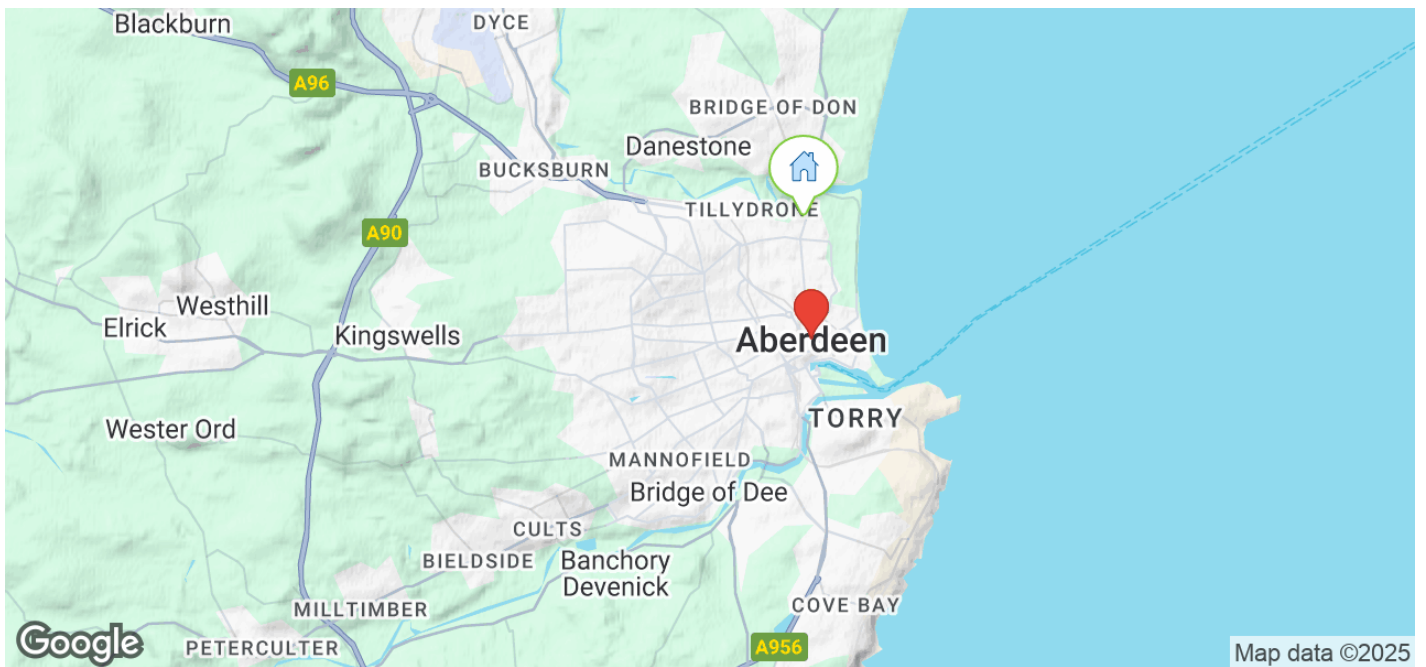
**bedroom 1: 4.11mx3.69m** Well appointed double bedroom with a large window to the front of the building; ceiling cornice; pendant light fitting; telephone point; fitted carpet; radiator.

**bedroom 2: 3.67mx3.37m** Bright double bedroom with a rear aspect; shelved recess; pendant light fitting; fitted carpet; radiator.

**bedroom 3: 3.65mx3.09m** The third double bedroom enjoys a rear aspect; shelved recess; 3 branch light fitting; telephone point; fitted carpet; radiator.

**box room:** This handy room has wall shelves, power and light, the central heating boiler is also located in this room.

**outside:** There are well maintained garden areas to the front and to the rear of the building. The front garden has a wide variety of plants and shrubs. The attractive and large rear garden is laid to an extensive shared drying green and exclusive border areas which are well established with an abundance of well established plants and shrubs. There are 2 private sheds and a shared wash house.



### View this property here

<https://www.aspc.co.uk/search/property/359574/644-King-Street/Aberdeen/>

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