

Flat A, 324 King Street

ABERDEEN, AB24 5BJ



*SPACIOUS TOP FLOOR TWO-BEDROOM
DWELLING IN WALK-IN CONDITION*



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Flat A, 324 King Street is a spacious two-bedroom 3rd and top-floor dwelling situated in a popular residential area, presented to the market in an immaculate walk-in condition. The present owner has continuously upgraded the apartment during their long tenure, with a brand new combi boiler being the most recent upgrade. The property further benefits from full double glazing and gas central heating, and is protected by a security entry system leading to the entrance hall and the impressive well-kept traditional Victorian communal stairway.

This is a must-view property and with its fantastic location, on a main arterial route close to Aberdeen University, and the city centre, it would suit the professionals, and students or will make a fantastic buy-to-let investment. Early viewing is highly recommended.

The bright and airy lounge is located at the front of the property with a large picture window that floods the room with natural light.





The dining kitchen is to the rear of the property, fitted with a mixture of integrated and standalone electrical appliances with ample wall and base-mounted cupboards.





The larger of the two double bedrooms is located at the front of the property, the second bedroom is of good size and overlooks the rear of the property, and completing the property is the centrally located recently upgraded three-piece shower room.

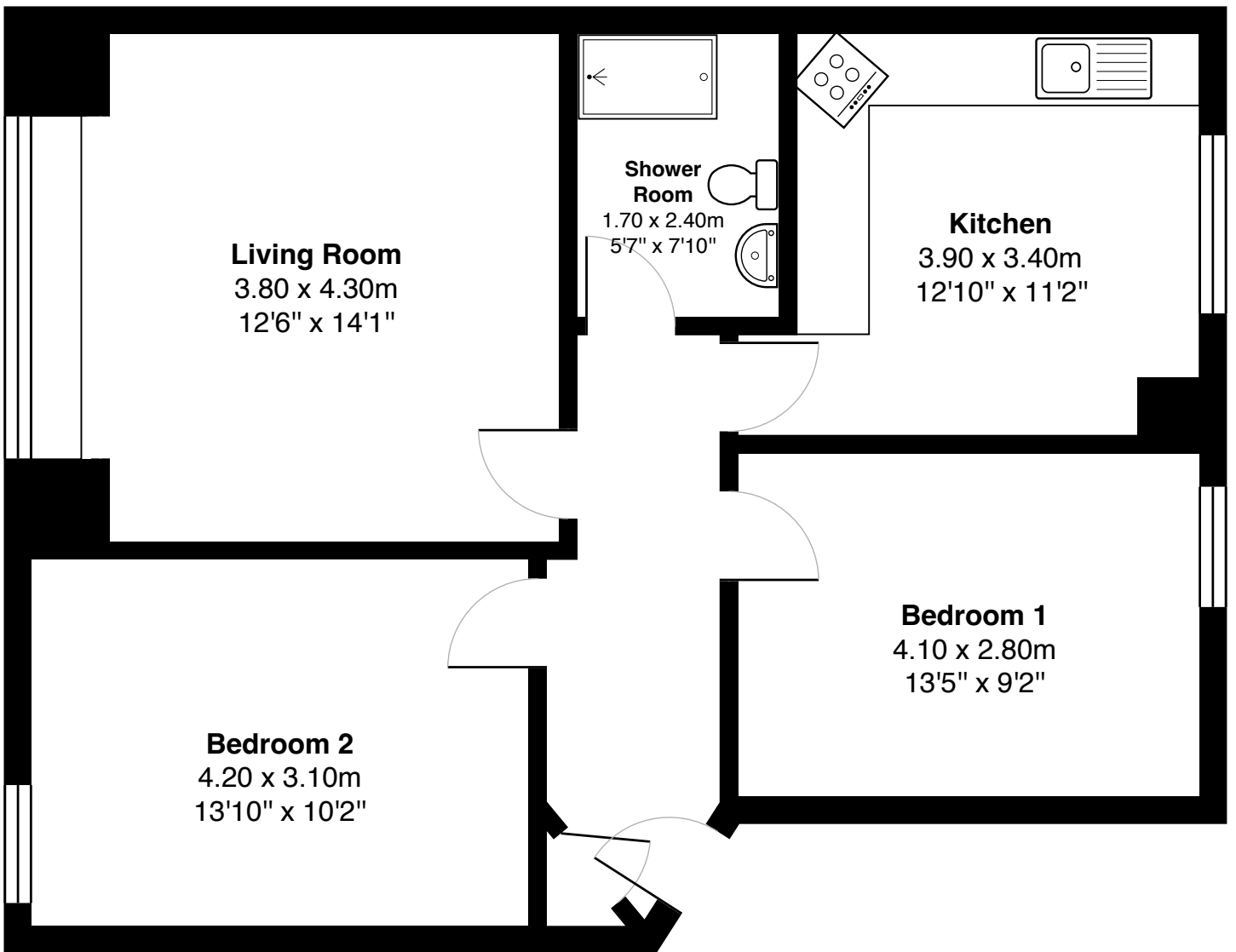
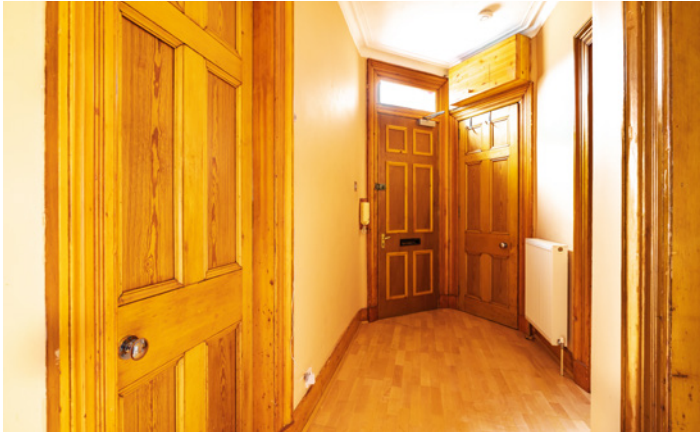




Bedroom 2







Gross internal floor area (m²): 65m²

EPC Rating: D

Floor Plan

To the rear of the property there is a well-kept communal garden, which is laid mainly to lawn, with shared access to additional storage and drying areas.

Parking permits can be applied for that can be used close to this property.





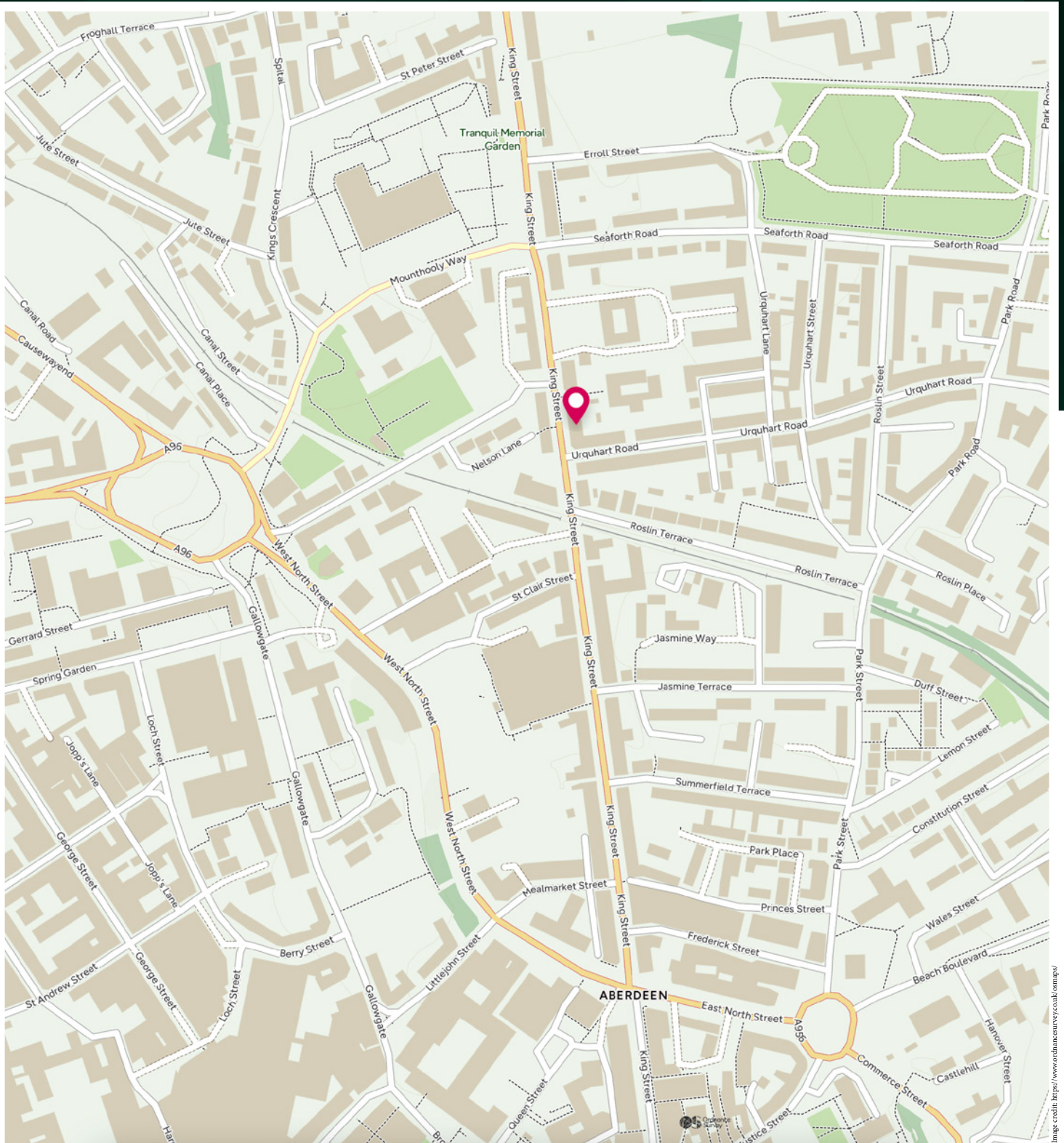


This spacious property is located in a popular residential location minutes from the heart of Aberdeen city centre. The property is well served by specialist and local convenience shops, delicatessens, other eateries, tearooms and a local pub. The area is also well served by local transport links with main arterial routes close by making all areas of Aberdeen easily accessible. The Aberdeen University, hospital complex at Foresterhill, Woodhill House, are all easily accessible and minutes from the property.

The city centre is within walking distance, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The city further offers excellent bus and rail service, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen, providing a link to the central belt, the South and West to the city of Inverness.

The Location



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