



*FULLY RENOVATED IMMACULATE SPACIOUS  
TWO-BEDROOM APARTMENT*



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195 King Street is a spacious immaculate two-bedroom second-floor apartment in a popular residential area, presented to the market in an immaculate walk-in condition. The present owner has fully upgraded this property to an impeccable standard with no expense spared decorated to an exceptional standard throughout.

The bright and airy lounge is located at the front of the property with a real fire adding a touch of grandeur. A centrally located bespoke kitchen with superior kitchen appliances with ample wall and base mounted cupboards. The kitchen has a dishwasher, new oven, new gas hob, fridge freezer and new Bosch washer dryer. The larger of the two double bedrooms is located at the rear of the property. The second bedroom is of good size and overlooks the front of the property whilst completing the property is the bathroom which benefits from a white bathroom suite with an overhead shower.



**The Lounge**







**Bedroom 1**





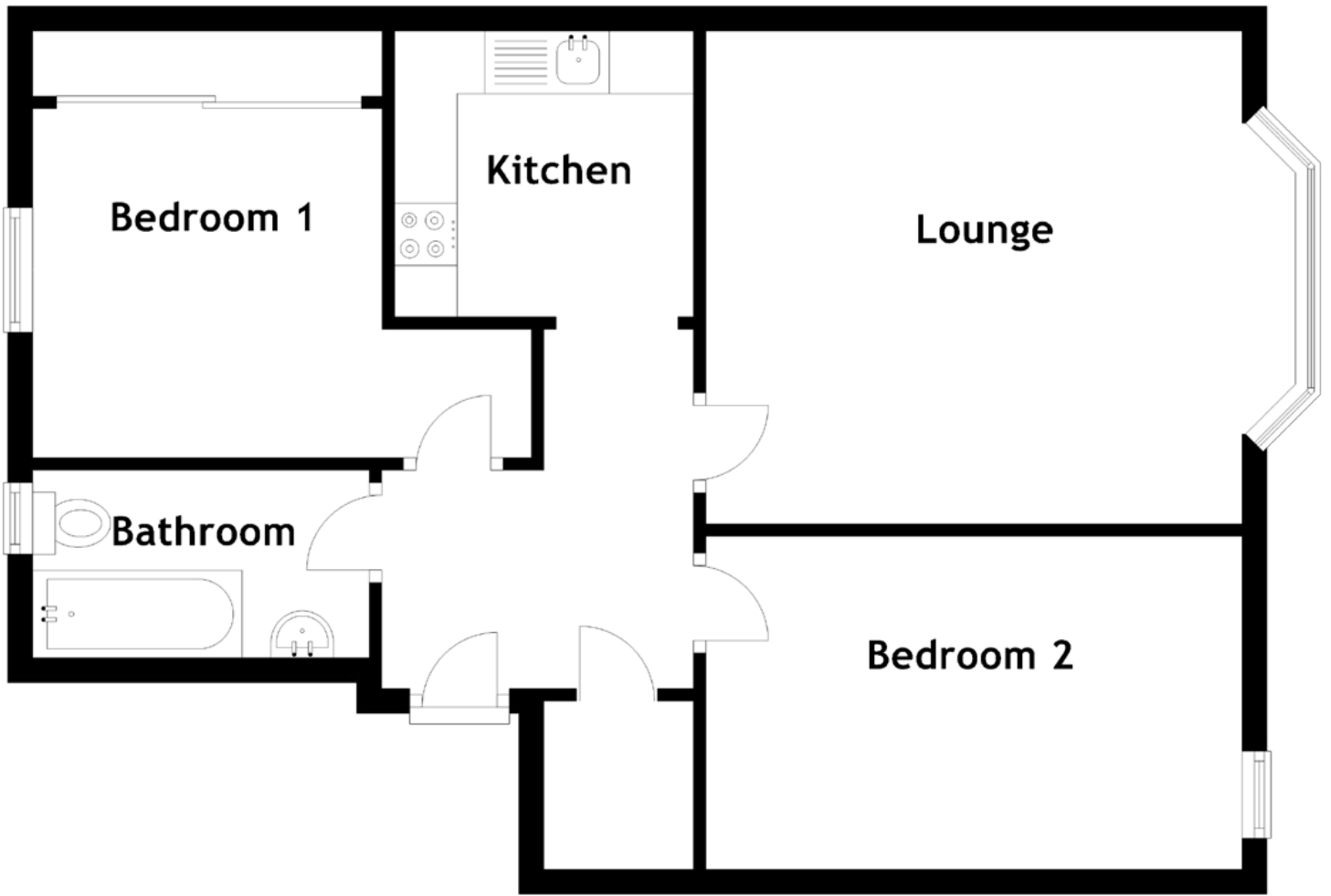
**Bedroom 2**





The property benefits from full double glazing and gas central heating. The apartment has been completely re-wired with new brass sockets throughout, including many with USB chargers built-in. The bedrooms and living room wired with Cat 5E data sockets plus wireless. The new radiators have been fitted with thermostatic radiator valves and the wirelessly controlled Worcester combi boiler still under warranty. There is a surprising amount of low and high level storage. The doors all have new brassware and locks and are pitch pine. The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept traditional Victorian communal stairway.

Parking permits can be applied to use outside and close to this property. The property is serviced by mains electricity, water, drains and gas central heating. This truly is a must-view property and its fantastic location would suit the professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.



### Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.70m (12'2")
Kitchen	2.40m (7'10") x 2.00m (6'7")
Bedroom 1	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	4.30m (14'1") x 2.30m (7'7")
Bathroom	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Some furniture may be available via separate negotiation.





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This stunning property is located in 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 is 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 central East Coast Rail Network operates through Aberdeen providing a link to the central belt, the South and West to the city of Inverness.

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## The Location

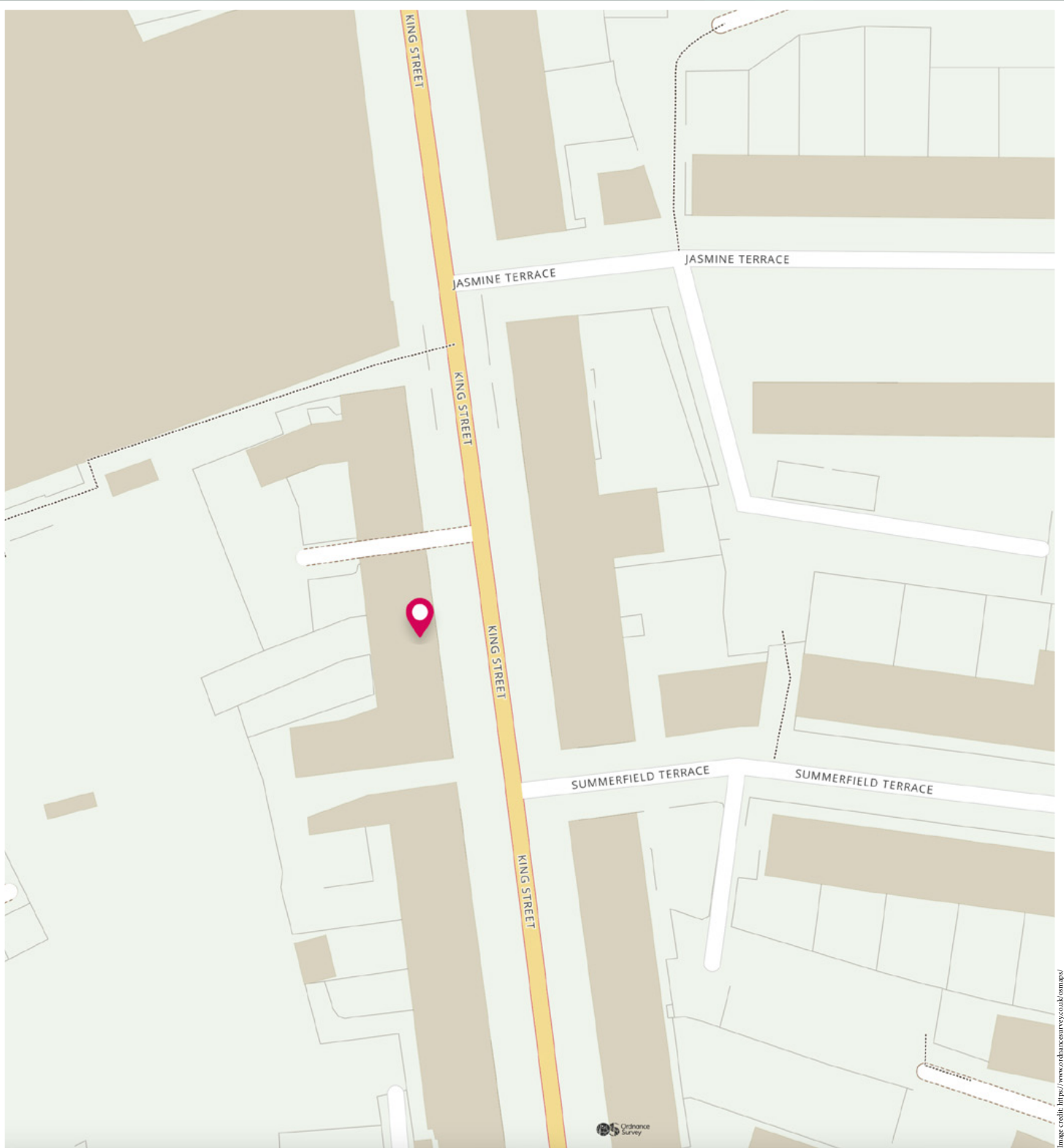


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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