



41b Regent Walk | Aberdeen | AB24 1SZ

Newly Refurbished, Immaculate Two Bedroom Flat with Parking

**Offers Over £160,000**



We are proud to offer for sale this two bedroom flat in an incredibly convenient city location which has been refurbished throughout to the highest possible standard. The property can only truly be appreciated upon internal viewing to fully understand the standard of accommodation on offer and beautiful fittings and features presented. The property benefits greatly from a newly installed kitchen and brand new shower room along with private allocated parking to the rear.

The location is ideal for Aberdeen University and is only a short distance to the city centre whilst also being a perfect location for many other commutes.

Undoubtedly the purchase would be incredibly desirable for a variety of discerning buyers, offering the purchase to take occupancy with the utmost of ease being presented in a truly walk in condition.

The accommodation comprises of a welcoming entrance hallway which provides access to the majority of the accommodation and useful storage cupboard. The lounge is situated to the front of the property finished in the most attractive of neutral decor being focused around the feature fireplace. The lounge leads to the recently fitted kitchen, a stylish and desirable space fitted with a wide range of white gloss base and wall units which provides ample storage and work surface space. New splash back tiling has been fitted with under counter LED spotlights with the room also offering plentiful space for dining if desired.

There are two generously proportioned double bedrooms, both of which have the fantastic and much sought after advantage of fitted wardrobes behind mirrored sliding doors. Both rooms have again been finished in a modern and attractive neutral decor. The brand new shower room with new shower is a true feature of the property having recently been fitted with a stylish suite comprising a w.c., hand wash basin enclosed within a vanity unit and large double shower enclosure with all brand new fittings, new tiling and new flooring.

The property is situated within a well maintained building offering a security entrance system and the much sought after benefit of private parking to the rear.

ACCOMMODATION

- Lounge  
13'5" x 10'7" (4.09m x 3.23m) approx.
- Kitchen  
11'1" x 9'7" (3.38m x 2.92m) approx.
- Double Bedroom  
11'8" x 8'1" (3.56m x 2.46m) approx.
- Double Bedroom  
11'8" x 9'8" (3.56m x 2.95m) approx.
- Shower Room  
7'2" x 6'1" (2.18m x 1.85m) approx.

Gas Central Heating

Double Glazing

Refurbished Throughout

Recently Installed Gloss White Kitchen

Brand New Bathroom

Private Parking

EPC Band - C



**Hallway**





**Lounge**





**Lounge**





**Kitchen**





**Kitchen**





**Double Bedroom**





**Double Bedroom**





**Double Bedroom**





**Double Bedroom**





**Brand New Shower Room**





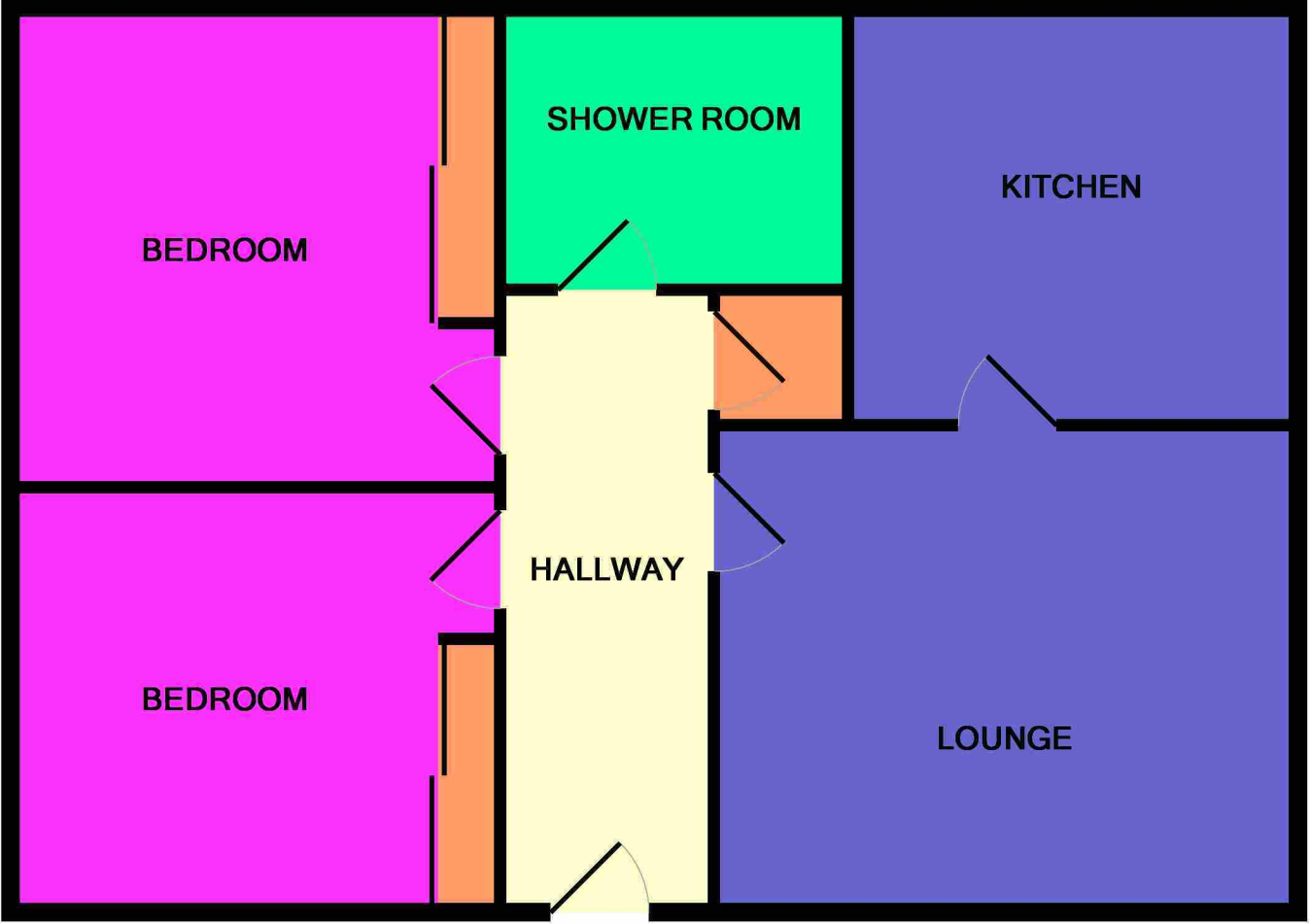
**Parking**





Rear





Floorplan



Viewing By Appointment Telephone Mr Buchan on  
07864 812 281 or By Arrangement with Ledingham Chalmers  
on 01224 632500

### Property location



**LOCATION:** Regent Walk is situated not far from Aberdeen University, an ideal location for students. It is on an excellent public transport route which makes many parts of Aberdeen easily accessible. The city centre is within easy reach where there is a range of shopping, recreational and leisure facilities and on King Street itself there is a selection of local amenities.

**DIRECTIONS** Travelling east along Union Street continue onto King Street. Proceed straight out King Street and before the roundabout at St Machar Drive, Regent Walk is situated on the right hand side. No. 41 is the first purpose built block on the left.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.