



394 King Street | Aberdeen | AB24 3BQ

Well Proportioned Two Bedroom Top Floor Flat

Fixed Price £79,000

Enjoying a city centre location, we offer for sale this spacious two bedroom top floor flat which is within easy walking distance of Aberdeen Sports Village and the University of Aberdeen. The flat forms part of a traditional granite building and is finished in neutral decor throughout.

The property is entered via the communal hallway with security entry system, giving way to the flat itself on the top floor. The internal hall gives access to all accommodation, with the bright lounge situated to the front of the home. The dining kitchen to the rear is of good size and is fitted with a range of wall and base units with ample space for dining furniture.

The two double bedrooms are both well proportioned, offering space for free-standing furniture, and the home is completed by the shower room which features a white suite and a built-in storage cupboard.

Outside, the shared rear garden is peppered with mature shrubs and trees.

Lounge  
14'4" x 13'0" (4.37m x 3.96m) approx.  
Dining Kitchen  
12'8" x 12'3" (3.86m x 3.73m) approx.  
Bedroom  
14'5" x 7'8" (4.4m x 2.34m) approx.  
Bedroom  
12'8" x 9'3" (3.86m x 2.82m) approx.  
Shower Room  
7'8" x 4'9" (2.34m x 1.45m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Electric Heating

Double Glazing

EPC Band D



**Hallway**



**Lounge**



**Dining Kitchen**



**Dining Kitchen**



**Bedroom**



**Bedroom**

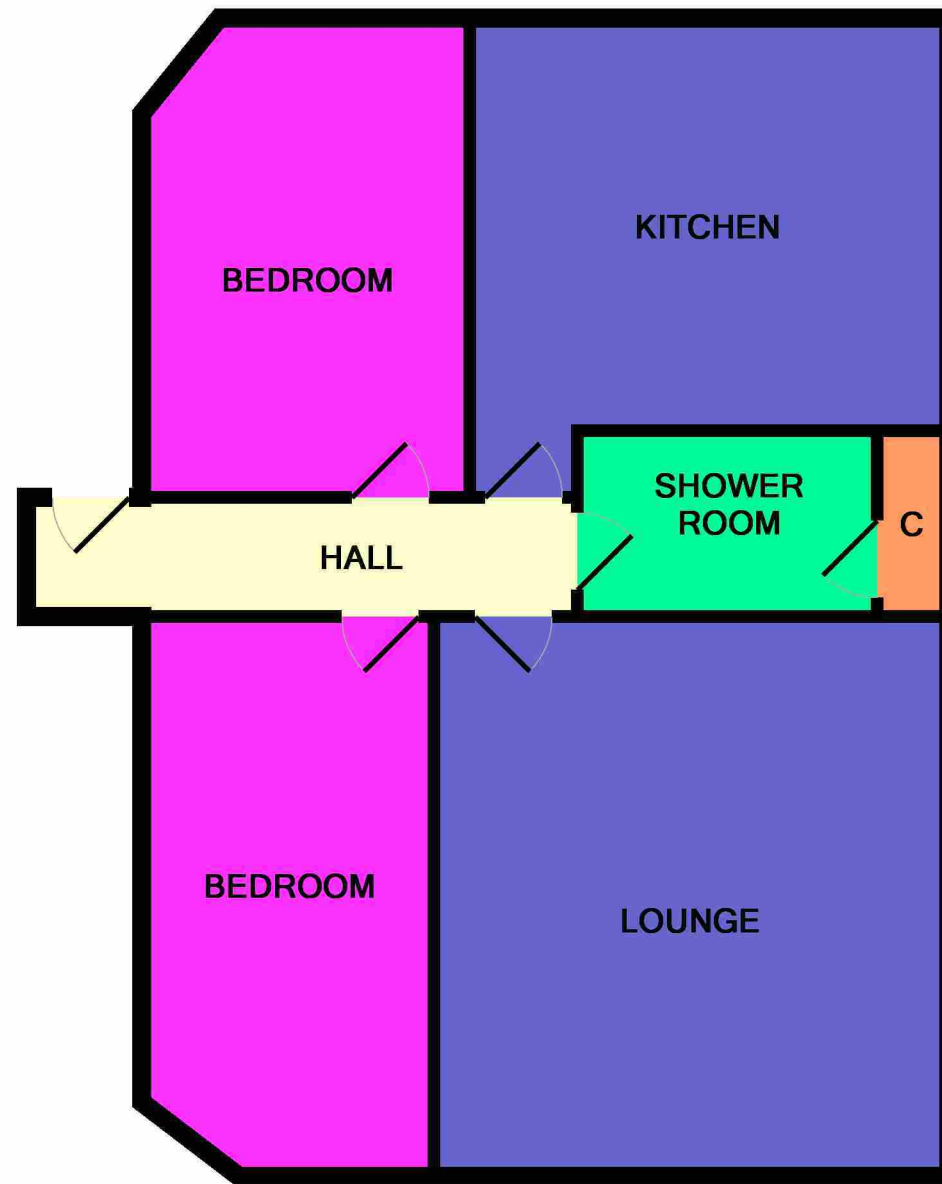




**Shower Room**

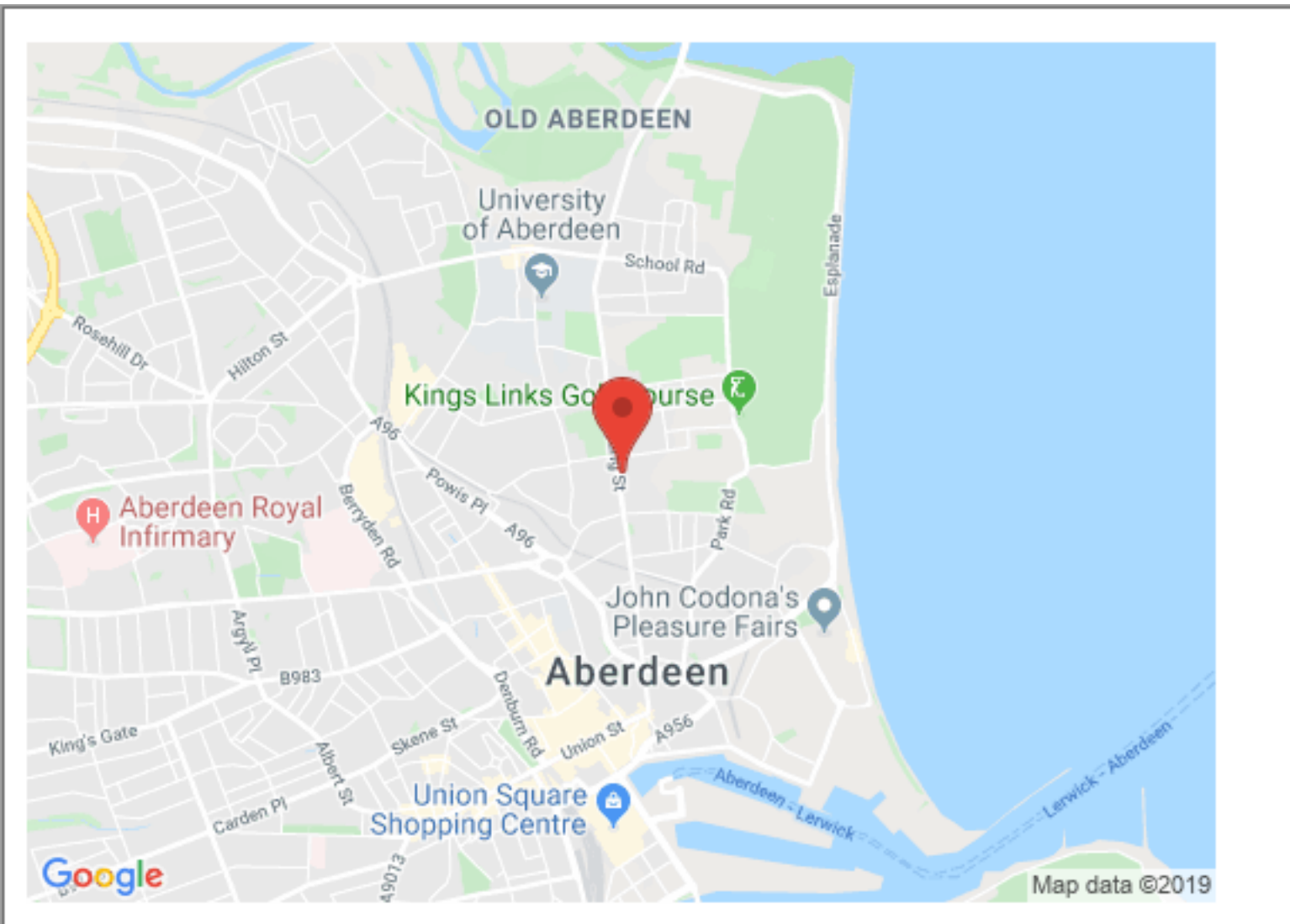


**Shared Garden**



**Floorplan**

## Property location



### Directions:

From Union Street, travel east and continue onto King Street. Proceed along King Street and the property is located on the right hand side, after the exit for Errol Street.

### Location:

King Street is situated to the north of the city centre, within easy walking distance to a range of amenities, University of Aberdeen and Aberdeen Sports Village. Regular public transport is readily available making all parts of the city and beyond easily accessible.

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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.