



**645 King Street,**  
Aberdeen, AB24 1SA

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen Diner

## Exceptionally spacious two bedroom self contained flat

- Fantastic location close to Aberdeen University and Beach
- Generous accommodation all on one level
- Two sizeable Double Bedrooms with fitted storage
- Stylish En Suite and Family Bathroom
- Well equipped Kitchen with space for appliances
- Extensive Shared Garden to rear and Residents Parking



Bedroom



**Two** beds.



**Two** bathrooms.



**One** public room.

**Forming part of a traditional building, we are delighted to offer for sale this exceptionally spacious self contained two bedroom ground floor flat located in the heart of the city centre and within walking distance to Aberdeen University and Beach.**

Presented in good order throughout with modern, neutral decor which complements the many traditional features, this fantastic property would suit a variety of purchasers due to the excellent location and internal viewing is essential to fully appreciate the charm of this truly unique property.

Entered via a hardwood door, the welcoming hall provides access to all the accommodation and benefits from a built-in cupboard.

The beautiful lounge is a cosy space to relax and unwind, boasting many traditional features including an open coal fireplace with wooden mantle, twin low level recessed cupboards, decorative ceiling cornicing and skirting boards. The room enjoys a front facing aspect and boasts an abundance of natural light by the large window.

The kitchen is a large bright room quietly positioned to the rear which has been fitted with attractive, modern wall and base units with co-ordinating roll front work surfaces, splash back tiling, integrated gas hob, oven and chimney style extractor hood, black composite sink and drainer with mixer tap and a range of further appliances which are available by separate negotiation.



Ensuite



Bedroom



Bathroom

The first double bedroom is an exceptionally generous room with two Aberdeen built-in cupboards, as well as further space available to host a variety of freestanding bedroom furniture. The owner has utilised the space well, adding a fantastic en suite shower room which is a modern suite with Grohe twin shower enclosure set into marble effect aqua panelling, WC and wash hand basin with spotlights above.

The second double bedroom enjoys a quiet aspect to the rear with views across the rear garden and is fitted with twin built-in storage cupboards.

The family bathroom is a stylish suite and fitted with a bath with spa system and overhead rain dance shower, WC, wash hand basin set into modern vanity unit, heated towel rail and again complete with marble effect aqua panelling to match the en-suite.

The hallway provides access to a rear porch which is shared with the neighbouring property and provides access out to the rear garden. There is a large shared garden to the rear which is mainly laid in lawn and boasts a fantastic sizeable patio area, ideal for those who enjoy entertaining in the summer months.

There is an area at the rear of the garden which provides residents off street parking and a private gate which can be locked provides access to Cheyne Road.



Rear Garden

## Accommodation

Hallway	10'5" x 16'7"	3.18m x 5.06m
Lounge	16'3" x 13'2"	4.95m x 4.01m
Kitchen	12'2" x 11'7"	3.71m x 3.53m
Bedroom	16'1" x 13'2"	4.9m x 4.01m
Ensuite	8'7" x 8'7"	2.62m x 2.62m
Bedroom	10'0" x 11'7"	3.05m x 3.53m
Bathroom	5'7" x 8'2"	1.7m x 2.49m



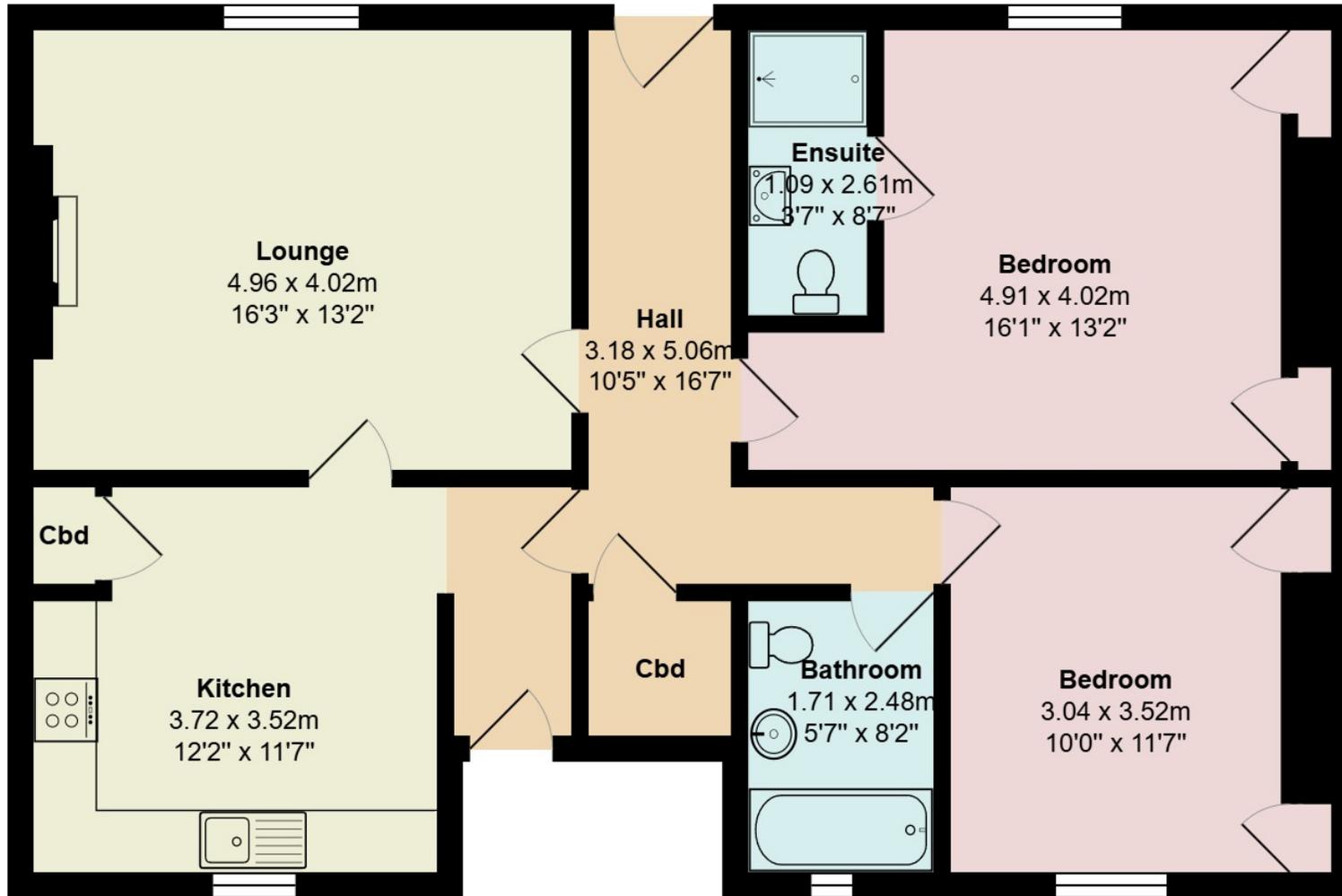
Rear Garden



Rear Garden

Floorplan

645 King Street



## Directions

From St Machar Drive, turn into Dunbar street, at the end turn right on to Cheyne Road carry on to the end and park. Number 645 is on the right side with the front door on King Street. Please note parking meter is not operational.

## Location

King Street is one of the main arterial routes to the City with the area being well served by local shops and public transport facilities and being well sited for Aberdeen University. The City Centre with its pubs, clubs, restaurants and leisure facilities and Aberdeen Beach with its many sporting and recreational attractions are both within relatively easy walking distance. The property is also within walking distance to the Botanical Gardens, Seaton Park and Don Nature Reserve. Further, most parts of Aberdeen City are readily accessible by a variety of arterial routes.

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 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.

## Arrange a viewing

Viewing By appointment telephone 07564 797815 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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