



58 Nelson Court,
King Street, Aberdeen, AB24 5BF

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**58 Nelson Court,
King Street, Aberdeen, AB24 5BF**

Two bedroom ground floor apartment

- Fantastic location close to local amenities and University
- Two well proportioned Double Bedrooms
- Stylish Kitchen with appliances included in sale
- Light and airy Lounge with outlook to front
- Aqua panelled Bathroom suite
- Residents Car Park



Two beds.



One bathroom.



One public room.

We are pleased to offer for sale this attractively presented, two bedroom ground floor apartment situated to the rear of a modern development which enjoys a popular, central location.

Offering a generous level of accommodation, this property is an ideal choice for a first time buyer, couple or investor seeking a buy-to-let opportunity, and interior viewing is recommended. Benefits include electric heating, fully double glazed windows, a door entry system and there is a designated parking space within the landscaped garden grounds. Early viewing is recommended to appreciate the central location on offer.

The accommodation, which boasts fresh decor comprises of a welcoming entrance hallway which is laid with attractive flooring and boasts a generous built-in cupboard and access to the handset to control the security entry door system.

The stylish lounge is front facing with a lovely leafy outlook and offers ample floor space for both living and dining furniture. Situated off here is the modern kitchen which is fitted out with a wide array of light grey wall and base units with contrasting worktops and matching splashback tiling. The kitchen incorporates a range of both integrated and freestanding appliances, all of which are to be included in the sale.

The two double bedrooms are both well proportioned with bedroom one situated to the front, light and airy, laid with laminate wood flooring and boasting built-in triple wardrobe with mirrored sliding doors. Bedroom two lies to the rear with space for freestanding items of furniture, quality laminate flooring and tasteful neutral décor.

Completing the layout is the smart and well appointed bathroom with panelled walls and fitted out with a shower over the bath, wash hand basin, WC and laid with stylish flooring.



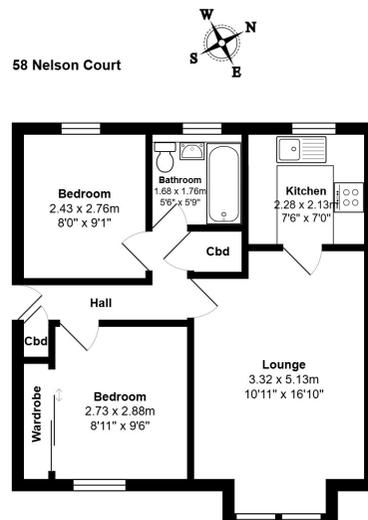
Bedroom



Bedroom

Accommodation and plans

Lounge	10'11" x 16'10"	3.33m x 5.13m
Kitchen	7'6" x 7'0"	2.29m x 2.13m
Bedroom	8'11" x 9'6"	2.72m x 2.9m
Bedroom	8'0" x 9'1"	2.44m x 2.77m
Bathroom	5'6" x 5'9"	1.68m x 1.75m



Directions

At the east end of Union Street, turn left at the Castlegate onto King Street travelling past the Morrison's Supermarket and the St Clair Street junction, turn next left into Nelson Street and then follow the road round into the Nelson Court private car park.

Location

The property is ideally located within walking distance of the City Centre, Aberdeen University and is on a bus route within easy travelling distance for a RGU student looking to live in town. There are a wide variety of local shops close by and a Morrisons Supermarket on the doorstep. The excellent recreational facilities at Aberdeen Beach including a multiplex cinema and wide choice of restaurants are also easily accessible. Excellent transport links provide easy access to most areas of Aberdeen and surrounding suburbs.

Arrange a viewing

Viewing By appointment telephone 07800 984850 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

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.