



KING STREET ABERDEEN | OFFERS OVER £130,000

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THE PROFESSIONAL ESTATE AGENTS



KING STREET

ABERDEEN

£130,000

Prominently situated within the heart of King Street, AMAZING RESULTS!™ offers to the market this impressive traditional granite and stone built tenement flat with its distinctive two level layout offering an ideal proposition to the discerning first time buyers stepping onto the property ladder.

The accommodation comprises of common entrance hall with security entry system, main hall leading to two generous sized double bedrooms with an adjoining "Jack and Jill" ensuite shower room, stair case leading to the lower level giving access to an open plan spacious lounge and modern fitted kitchen, inner hallway leading to the shower room. The property is double glazed and central heating provided by an electric wet heating system.

Viewing is highly recommended to fully appreciate this impressive flat with its distinctive layout.

Description

This well proportioned ground floor flat forms part of a traditional granite and stone built tenement built around the early 1900'. The property occupies a distinctive and pleasing 2 level layout with the bedrooms located on the ground floor and the living room and kitchen on the basement level.

The accommodation comprises, common entrance hallway, main hall with stair case leading to a spacious lounge open plan to a modern fitted kitchen, inner hallway leading to the shower room, upstairs on the ground floor there are two generous sized double bedrooms with an adjoining Jack and Jill en-suite shower room.

Situation

The property is ideally located and within walking distance to the city centre and/or by regular bus service, well served with local shops and amenities and Morrisons supermarket.

Communal Hallway

Entered via a traditional panelled door with security entry system, fan light window above. The property is located on the ground floor on the left hand side.

Main Hallway

6'9" x 6'2"

Entered via a modern panelled door from the ground floor within the communal hallway. The hallway leads to the bedroom accommodation, decorated in neutral colours, staircase leading to the lower level, the hall and staircase are carpeted.

Staircase

The staircase is located in the main hallway and leads to the lower level accommodation, the staircase is carpeted and the stairwell is decorated in neutral colours.

Lounge

14'5" x 12'0"

Located on the lower level, a spacious lounge open plan to a fitted kitchen ideal layout for entertaining and to suit today's modern living styles. To the rear of the room a french door leads to the rear garden grounds. The room is decorated in neutral colours enhanced with an attractive laminated flooring, open plan hallway with storage cupboard, the hallway leads to the shower room.

Kitchen

8'10" x 7'4"

A well designed open plan modern kitchen incorporating a wide range of wall and floor units with coordinating laminate work surfaces with fitted splash back panelling, inset sink with drainer to the side with central mixer tap, fitted electric ceramic hob, electric oven and over head extractor, fitted larder style fridge and freezer, plumbed for washing machine.

Bedroom One

12'2" x 8'2"

A well laid out double bedroom having two window features to the front overlooking King Street, full height fitted wardrobe providing shelving and hanging space with modern sliding doors, there is a recessed area with fitted shelving with low level cupboard below housing the electric meter and fuse box. Door to one side leading to a "Jack and Jill" en-suite shower room. The bedroom is decorated in neutral colours enhanced with an attractive laminated engineered flooring. There is ample space for additional bedroom furnishings.

Ensuite Shower Room

5'1" x 4'9"

A well designed "Jack and Jill" shower room servicing both bedroom one and bedroom two, comprising of a WC shower cubicle, a recessed area of the wall houses the wash basin within an attractive vanity unit, laminated engineered flooring and wall decorated in neutral colours.

Bedroom Two

14'1" x 8'2"

A generous sized double bedroom with window feature to the rear, there is a deep cupboard to one side with fitted shelf and hanging rail. The room is decorated in neutral colours enhanced with a laminated engineered flooring, there is adequate space for a free standing wardrobe and additional bedroom furnishing, door to one side leads to the "Jack and Jill" ensuite shower room.

Shower Room

7'5" x 5'2"

A well designed spacious shower room comprising, WC, pedestal wash basin and shower cubicle, cupboard to one side housing the central heating system, the walls are decorated in neutral colours and has laminated flooring.

Viewing

Viewing by appointment, please call your local Aberdeenshire Estate Agent Ken Anderson to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit our website now.

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BASEMENT LEVEL
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |

To view this property call **AMAZING RESULTS!™**

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