



## 404 King Street, Aberdeen

Offers over £59,000



Freehold | EPC rating: D

- City Centre Location
- Modern kitchen and Bathroom
- Large Shared Garden
- Top Floor Apartment in Traditional Granite Tenement
- Double Bedroom
- Short Walk to Aberdeen University Campus

## Description

Northwood are delighted to offer for sale this top floor apartment in easy walking distance to both the City Centre and Aberdeen University. This property is bright, spacious and is in ready to move in condition. It would make a great purchase for first time buyers or as a buy to let investment.

The property measures 38m<sup>2</sup> and comprises; entrance hall, bright and spacious east facing double bedroom with plenty of space for free standing furniture. A modern bathroom with shower over bath, a good sized lounge and modern fitted kitchen with all appliances. Externally, there is a large shared garden and an exclusive shed.

The property benefits from secure entry system, gas central heating and double glazing.

Please note: all remaining furniture can be included if desired by the purchaser by separate negotiation.

This property is located on King Street, a well-established and popular residential area which lies within minutes walk of the thriving Aberdeen City Centre and its many recreational delights, including restaurants, bars and shopping centres. Morrisons Supermarket on West North Street, Aberdeen University Campus, North East Scotland College and Aberdeen Beach are also within easy reach.

Viewings are highly recommended to appreciate this spacious apartment providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

## Floorplan



## Photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

