

# DUTHIE WARD



SOLICITORS



## 642 KING STREET, ABERDEEN

### FIVE BEDROOM DOUBLE UPPER FLAT CLOSE TO UNIVERSITY

Accommodation: First Floor: Hall, Lounge, Dining Kitchen and Bedroom 5. Upper Floor: Hall, four Bedrooms, one with En-suite Shower Room, Bathroom and Boxroom. Gas central heating. uPVC double glazing. Sheltered and well tended walled garden to rear. Ideal student flat. Current H.M.O. Licence. Kitchen appliances included.

Some other furnishings and contents also included.

**OFFERS OVER £205,000**

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This is a spacious five bedroom upper flat on two floors very close to Aberdeen University and convenient for the city centre.

Four of the five Bedrooms are on the second floor and one of the Bedrooms has an En-suite Shower Room. On the second floor there is also a Boxroom and Bathroom.

On the main floor there is a good sized Dining Kitchen, Lounge and Bedroom 5.

From the front, a path leads round the right hand side of the building and a stairway to the rear gives access to the first floor flats. The well decorated mutual Hall has a door to the other first floor flat and a door to this flat which is on the first floor and also occupies the whole of the second floor of the building.

**HALL:** Door on left to Lounge (and Bedroom 5). Door on right to Dining Kitchen. Stairway to second floor. Fuse box and meter at high level. Smoke alarm. Ceiling light. Natural wood finishes. Carpet.

**LOUNGE:** 12'2 x 12' (3.7m x 3.7m) (Front Left) A well proportioned room with door from Hall, door to Bedroom 5 and window to front. High ceiling. Ceiling cornice. Smoke alarm. Ceiling light. Four power points. Curtains. Double radiator.

**DINING KITCHEN:** 13'4 x 12'2 max (4.1m x 3.7m) (Rear) Door from Hall and uPVC double glazed window to rear. Door to built-in understair cupboard which has central heating boiler, shelves and storage space. Fitted units to three walls.

Along window wall – worktop with stainless steel sink, base units and appliance spaces with dishwasher and washing machine (included). Wall unit.

Angled corner with worktop, four ring electric hob, drawer unit, stainless steel splashback and filter hood.

To side wall – worktop with base units and wall units.





To other side wall – worktop with base units, oven unit with stainless steel double oven, wall units and Bosch fridge/freezer (included).

Ceramic tiling between worktop and wall units. Deep sill at window bay. Smoke alarm. Ceiling spotlight unit. Telephone point. Corner shelf. Double radiator. Floor vinyl.

**BEDROOM 5: 12'1 x 6'5 (3.7m x 2m)** (Front Right) Door from Lounge and window to front. Smoke alarm. Ceiling light. Five power points. Double radiator. Fitted carpet.

From the main Hallway, stairway to second floor.

**SECOND FLOOR HALL: 22'2 max x 8'max (6.7m x 2.4m)** Doors off to four Bedrooms and Bathroom. Double glazed velux type window. Smoke alarm. Two ceiling lights. Two power points. Radiator. Fitted carpet.

**BEDROOM 1: 10'6 max plus built-in wardrobe x 9'11 max (3.2m x 3m)** (Rear Right) Double Bedroom with door from Hall, door to En-suite Shower Room and large window to rear again with outlook towards the Links and the sea. Built-in wardrobe with double louvre doors, hanging rail and storage cupboard with louvre door above. Smoke alarm. Ceiling light. Two power points. Radiator. Fitted carpet.

**EN-SUITE SHOWER ROOM: 6' max x 6' max (1.8m x 1.8m)** Coloured suite. Shower cabinet. Ceiling light. Ceiling extract fan. Floor vinyl.

**BEDROOM 2: 10' max plus built-in cupboard x 9'10 max (3m x 3m)** (Rear Left) Double Bedroom with door from Hall and large window to rear with outlook towards the Links and the sea. Built-in wardrobe with double louvre doors and further storage cupboard above. Two fitted shelves. Two power points. Double radiator. Fitted carpet.

**BEDROOM 3: 15'2 max x 8' max (4.6m x 2.5m)** (Front Left) Double Bedroom with door from Hall and large window to front with outlook over King Street and to the houses and gardens opposite. Smoke alarm. Ceiling light. Corner shelf. Two power points. Double radiator. Fitted carpet.

**BEDROOM 4: 9'11 max x 8'3 max (3m x 2.5m)** (Front Right) Small double or large single Bedroom with door from Hall, door to Boxroom and window to front. Smoke alarm. Ceiling light. Two power points. Radiator. Flooring?

**BOXROOM: 6' x 5'2 (1.8m x 1.6m)** Providing useful storage space.

**BATHROOM: 9' max x 6'3 (2.7m x 1.9m)** (Mid Right) Good sized Bathroom with door from Hall. Three piece suite white and Mira shower and screen over bath. Aquapanel around bath area. Wall mirror. Ceiling extract fan. Vanity shelf. Medicine cabinet. Radiator. Floor vinyl.

**OUTSIDE:** To the rear is a sheltered and well tended walled garden with shared and exclusively owned parts.

**A SPACIOUS AND CONVENIENTLY LOCATED FIVE BEDROOM FLAT IN AN ATTRACTIVE AND WELL TENDED BUILDING VERY CLOSE TO THE UNIVERSITY AND IDEAL FOR LEASING TO STUDENTS**



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