

0141 308 8551

eddisons.com

Eddisons

RESIDENTIAL FLAT – FOR SALE



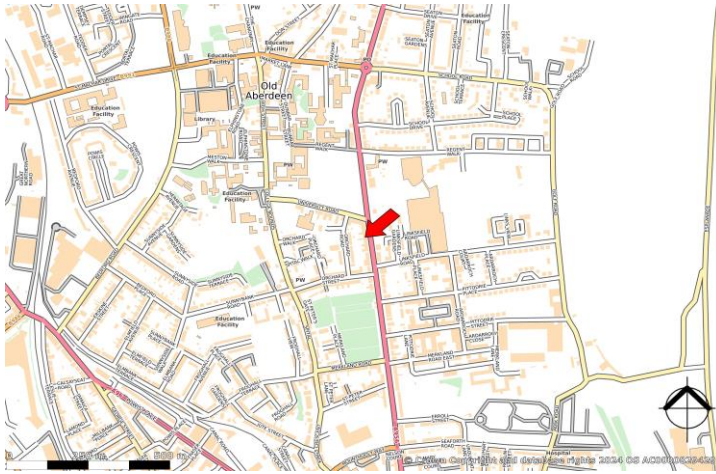
501 KING STREET ABERDEEN AB24 3BT

Heritable Interest

Area: 143 sq m (1,539 sq ft) or thereby

Price: Offers over £190,000 invited

- Mid Terraced Flat.
- First & Attic Floors with ground floor access/vestibule.
- 4 Bedrooms.
- Refurbishment Potential.
- Popular location.



LOCATION

The property is situated in a popular area of Sunnybank to the north of Aberdeen City Centre, an established residential area

DESCRIPTION

The subjects comprise a purpose built double upper self-contained flat forming part of a mid terrace two storey and attic property of granite construction with pitched and slated roof

Access to the rear garden and garage is available from University Road

SERVICES

Mains electricity gas & water are supplied to the property
Heating and hot water are provided by a gas fired boiler
No warranties can be provided for any of the appliances fitted in the property

ACCOMMODATION

Ground Floor: Entrance vestibule & Stairwell
First Floor: Landing, Living Room, Kitchen, Two Bedrooms Utility Area Shower and WC
Attic Floor: Landing, Two Bedrooms with en suite Shower Rooms

PLANNING

It is understood that there are no statutory town planning issues likely to affect the property. Prospective purchasers are recommended to make their own enquiries with Aberdeen Council



PRICE/RENT

Offers over £190,000 are invited for the heritable interest in the property

TIMING

Immediate entry is available subject to conclusion of missives

COUNCIL TAX

The property has a Band C rating for domestic rates

TENURE

Our clients are selling their heritable (freehold) interest in the property. Title information is available on request

LEGAL COSTS

Each party will be responsible for their own expenses associated with the conveyancing

EPC

The property has a band C rating for energy purposes, a copy of the certificate is available on request

HOME REPORT

A copy of the Shepherds home report is available on request

VIEWING

By arrangement with the selling agents

Ref: GLA/King Street

E-Mail: lindsay.kerr@eddisons.com

Tel: 0141 308 8551

For more information, visit eddisons.com
0141 308 8551

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons