



644 King Street, Ground Floor Flat,
Aberdeen AB24 1SN

Offers Around £149,000
£11,000 Below Home Report Valuation,
as at 22/07/2026

peterkins



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Ground Floor Flat,
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£111,000 Below Home Report
Valuation, as at 22/07/2026

- Immaculate Ground Floor Self Contained Flat
- Recently Renovated
- Close to Local Amenities and University
- Living Room with Dining Space
- Modern Kitchen with Breakfast Bar
- 3 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Well Maintained Garden to Front and Rear

Viewing contact Peterkins
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Ref: 48384/1
EPC: Band D
Council Tax: Band D
Tenure: Ownership

Description:

Early viewing is recommended to appreciate the spacious interior of this immaculately presented **3 bedroom self-contained ground floor flat**. The property has undergone extensive renovation by the existing owner creating a modern feel throughout with generously proportioned accommodation which comprises: entrance vestibule; hall; living room; kitchen; shower room and 3 double bedrooms. There are well presented gardens to the front and rear of the property. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

King Street is in prime position to enjoy Aberdeen University Campus, picturesque Seaton Park, and pleasant walks along the River Don. Aberdeen Sports Village and a Lidl supermarket are also a short walk away. A public transport service operates close by facilitating quick and easy access to and from the City Centre, whilst the excellent recreational facilities at Aberdeen Beach, which include an 18-hole golf course, multiplex cinema and variety of popular restaurants are easily accessible.

Directions:

From King Street. Continue north for some distance passing through the roundabout at St Machar Road, the property is situated on the right-hand side of the road as indicated by our 'For Sale' sign.

Vestibule:

Exterior door with glass panel above gives access to the entrance vestibule; matwell; patterned flooring; wood painted panelling to dado height; pendant light fitting; coat hook; electric meter housed; glazed door leads to the hall.

Hallway:

Bright hall with all accommodation leading off; wood painted panelling to dado height; smoke detector; pendant light fitting; radiator; wood effect flooring; high level cupboard.

Large walk-in cupboard which can be used as a versatile space; power and light; laminate flooring; central heating boiler; pendant light fitting; freestanding freezer.

Living Room: 4.06mx3.71m approx.

Generously proportioned living room with a large window providing front aspect, fitted with roller blind, curtain rail and curtains; 5 branch light fitting; smoke detector; ceiling cornice; radiator; wood effect flooring; ample space for dining space.

Kitchen: 3.63mx2.07m approx.

Recently upgraded modern kitchen fitted with a range of base and wall mounted units linked by work surfaces and ceramic wall tiles; built in oven; electric hob; 1.5 stainless steel sink and drainer with a mixer tap; washing machine; tiled effect laminate flooring; radiator; pendant light fitting; heat detector; breakfast bar; rear part glazed uPVC door provides access to the rear porch along with access to the rear garden.



Bedroom 1: 4.11mx3.69m approx.

Well appointed double bedroom with a large window to the front of the building fitted with roller blind, curtain rail and curtains; ceiling cornice; 5 branch light fitting; smoke detector; radiator; built in wardrobe with sliding mirror doors; wood effect flooring

Bedroom 2: . 3.67mx3.37m approx.

Bright double bedroom with rear aspect; tall window fitted with roller blind; pendant light fitting; freestanding wardrobe; fitted carpet; radiator.

Bedroom 3: 3.65mx3.09m approx.

The third double bedroom also enjoys a rear aspect; tall window fitted with roller blind, curtain rail and curtains; pendant light fitting; freestanding wardrobe; desk for workspace; fitted carpet; radiator.

Shower Room:

Fitted with a white three-piece suite comprising: W.C; vanity basin with mixer tap and storage below; shower cubical with sliding door complete with an electric shower and aqua panelling behind; extractor fan; mirror medicine cabinet; spotlight fitting; vinyl flooring; chrome effect ladder heater.

Outside:

There are well maintained garden areas to the front and to the rear of the building. The front garden has a wide variety of plants and shrubs. The attractive and large rear garden is laid to an extensive shared drying green and exclusive border areas which are well established and maintained with an abundance of plants and shrubs. Gorgeous patio area to enjoy the summer sun. There are 2 private sheds and a shared wash house.

Parking:

Parking is provided via nearby streets. Local authority should be referred to for any parking restrictions in place.



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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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