

# 70 Nelson Court

KING STREET, ABERDEEN, AB24 5BF



*1 BEDROOM APARTMENT CLOSE TO  
ABERDEEN CITY CENTRE*



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McEwan Fraser Legal is delighted to present this 1 bedroom top-floor apartment in Aberdeen.

It is in a fantastic location with the city centre and beach boulevard only minutes away, this will be a perfect first step on the property ladder or a very sound investment opportunity as a buy-to-let.

Inside, the property comprises of:

- Separate kitchen
- Spacious living area with lots of natural light
- Bathroom with shower head over bath and storage cupboard
- Full-size private attic area

In addition to this, the property includes residents' parking.

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## The Lounge









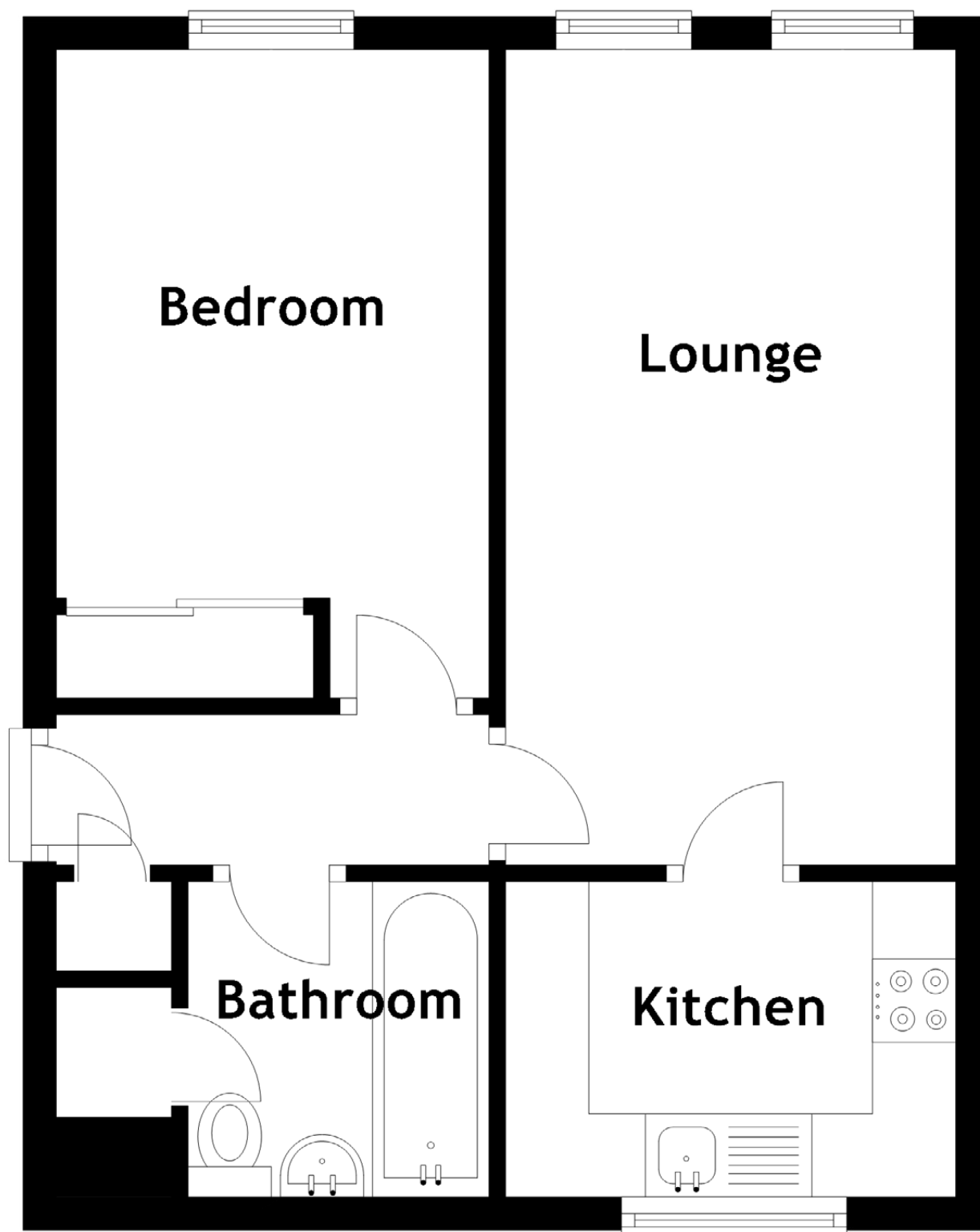


**The Bedroom**









#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'10") x 2.70m (8'10")	Gross internal floor area (m <sup>2</sup> ): 38m <sup>2</sup>
Kitchen	2.70m (8'10") x 1.90m (6'3")	EPC Rating: D
Bedroom	3.90m (12'10") x 2.60m (8'6")	
Bathroom	1.90m (6'3") x 1.81m (5'11")	





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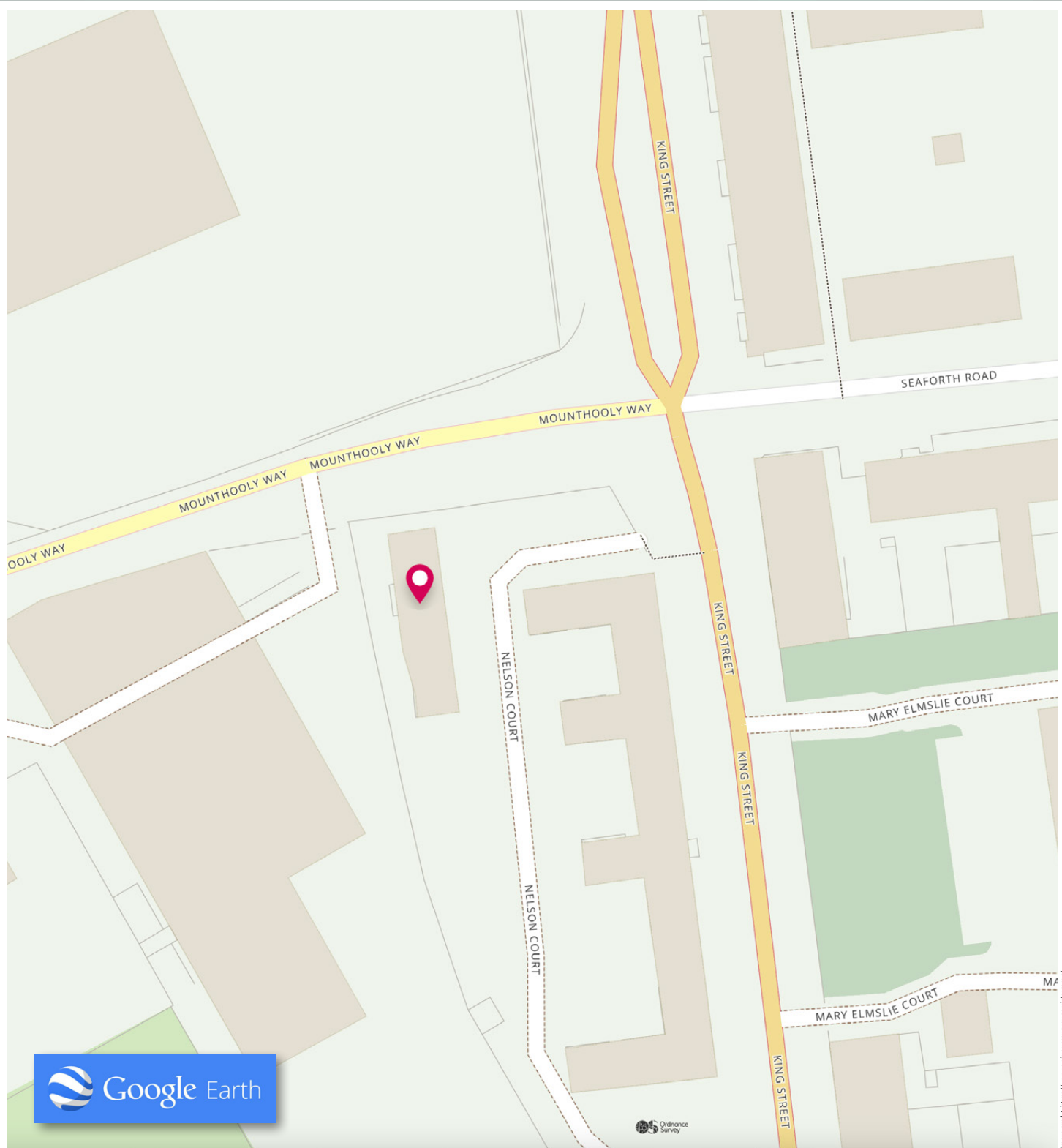
Nelson Court, King Street is located within a popular residential area, just a few minutes from Aberdeen city centre. Aberdeen University and Aberdeen College are all within walking distance, also within easy reach are an excellent range of shops and other local amenities, as well as the ever popular Aberdeen Beach with all of its attractions, leisure centre with swimming pool, King's Links Golf Course, a multitude of eateries and restaurants along the stunning Beach Boulevard.

The city centre provides all the amenities one would expect with modern-day city living, including a variety of pubs, clubs restaurants and superb educational and recreational facilities. The recently opened Union Square shopping Mall with its abundance of restaurants, shopping outlets and cinemas are also within walking distance from the property. The property and area are well served with local shops and great local public transport facilities. The main transport hub of Aberdeen operates from the Union Square Shopping Mall where a comprehensive bus and rail network is available. National and international flights are provided from Dyce Airport.

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## The Location





**McEwan Fraser Legal**

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Exchange  
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Text and description  
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Surveyor



Layout graphics and design  
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