



59b Jasmine Terrace | Aberdeen | AB24 5LD

Studio Flat - Ideal First Purchase

Offers around £62,000

Forming part of a traditional granite tenement block in a quiet location yet within easy walking distance of local amenities this ground floor studio apartment is offered for sale. The tenement benefits from a telephone security entry system and a well kept shared garden to the rear. The flat itself will be sold fully furnished and offers the first time buyer a good opportunity to take their first steps on the property ladder.

The entrance hall has a storage heater and doors leading to further living accommodation. The lounge and kitchen are on open plan. The kitchen area is fitted with a range of wall and base storage units with coordinating worktops, electric cooker and fridge freezer. On open plan, the lounge area has a fitted carpet, window to the front and wall mounted contemporary style electric fire. The double bedroom has a rear aspect, fitted carpet and cupboard housing the central heating boiler. Completing the layout is the shower room which has a wc, wash basin and shower cubicle with electric shower.

There is a very tidy shared garden to the rear laid in lawn with clothes drying poles and a deep border stocked with mature shrubs and trees.



**Lounge**



**Kitchen**



**Shower Room**

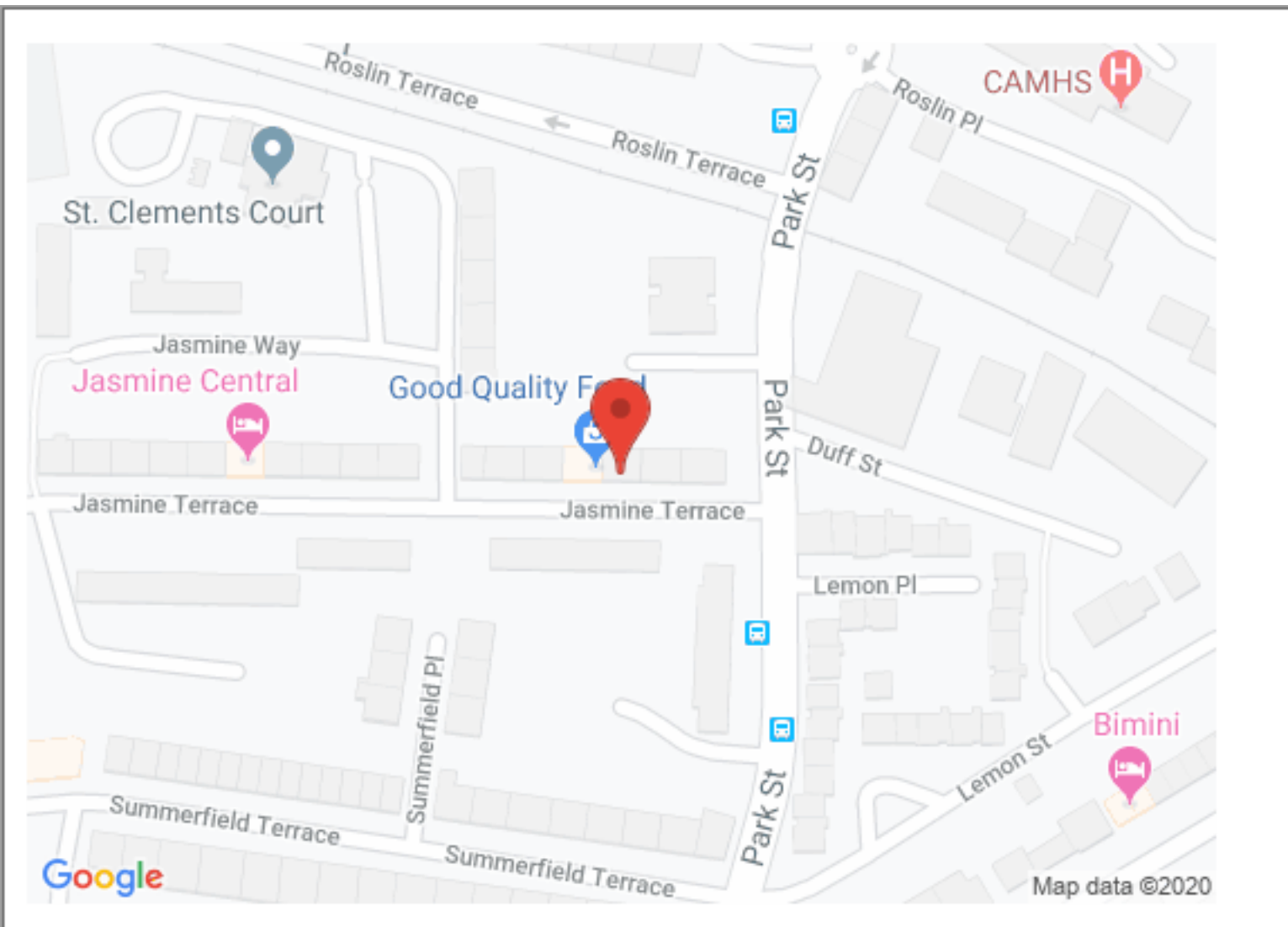


**Bedroom**



**Garden**

## Property location



### Directions:

From Holburn Junction travel east along Union Street and at the Castle Gate turn left on to King Street. Turn right at the first set of traffic lights on to East North Street and then turn left at the roundabout on to Park Street. Turn left into Jasmine Terrace and No 59 is located on the right hand side.

### Location:

Jasmine Terrace is located off King Street, with a wide range of amenities within easy walking distance including excellent shopping facilities, public transport services, Aberdeen University Kings College campus and the city centre. Aberdeen beach with promenade, retail park, multi screen cinema, sports centre with swimming pool and range of restaurants is within walking distance.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.