



53 Jasmine Terrace | Aberdeen | AB24 5LD

Two Bedroom Top Floor Flat

Offers Over £90,000

We offer for sale this well presented and attractive two bedroom top floor flat which enjoys the most convenient of city locations on a quiet cobbled street. The property itself has been finished in a modern neutral decor throughout with recently fitted floor coverings to allow a purchaser to take occupancy with the utmost of ease and no further work required with brilliant sought after features such as gas central heating serviced by a combi boiler along with double glazing and a security entry system.

Additionally the current furnishings may be available via separate negotiation, again resulting in an even easier house move. The property is ideally situated for many local amenities with easy access to Aberdeen University whilst only being a few minutes walk away from the city centre along with other nearby offices and further commutes.

The accommodation itself comprises firstly of a well proportioned lounge to the front of the property which can easily accommodate a wide range of free standing furniture with a feature fireplace. This room and indeed the entire accommodation benefit greatly from the top floor position of the property which allows an abundance of natural light, creating a much sought after bright and open atmosphere. The kitchen is situated to the rear and has been fitted with range of base and wall units with the current white goods such as the fridge, washing machine and cooker all to be included within the sale. Adjacent to the kitchen is an incredibly useful storage cupboard with storage above also.

The property offers two well proportioned double bedrooms which can accommodate multiple pieces of bedroom furniture whilst being finished in an attractive neutral decor. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and enclosed shower cubicle.

The property additionally benefits from shared storage in the very well maintained communal hallway along with a private storage shed in the equally well cared for rear garden. Access is also permitted to the loft space which can be utilised for further storage. On street parking is also available via permit from the local council.

ACCOMMODATION

Lounge

13'8" x 10'9" (4.17m x 3.28m) approx.

Kitchen

9'1" x 5'2" (2.77m x 1.58m) approx.

Double Bedroom

11'4" x 8'7" (3.46m x 2.62m) approx.

Double Bedroom

10'9" x 7" (3.28m x 2.13m) approx.

Bathroom

7'3" x 4'5" (2.21m x 1.35m) approx.

Gas Central Heating

Double Glazing

Security Entrance System

Private Storage Shed to Rear

Permit On Street Parking

EPC Band - D



Lounge



Lounge



Kitchen



Double Bedroom



Double Bedroom



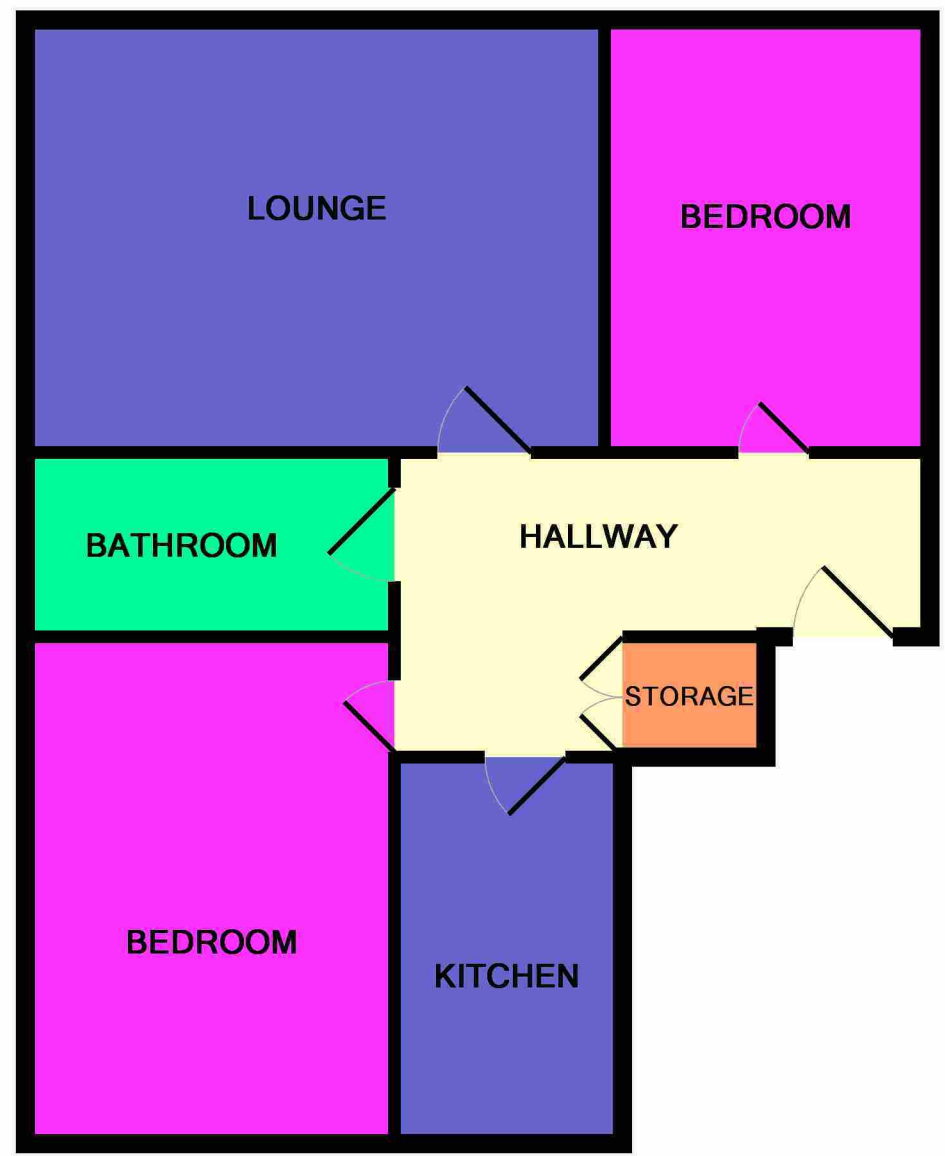
Shower Room



Hallway



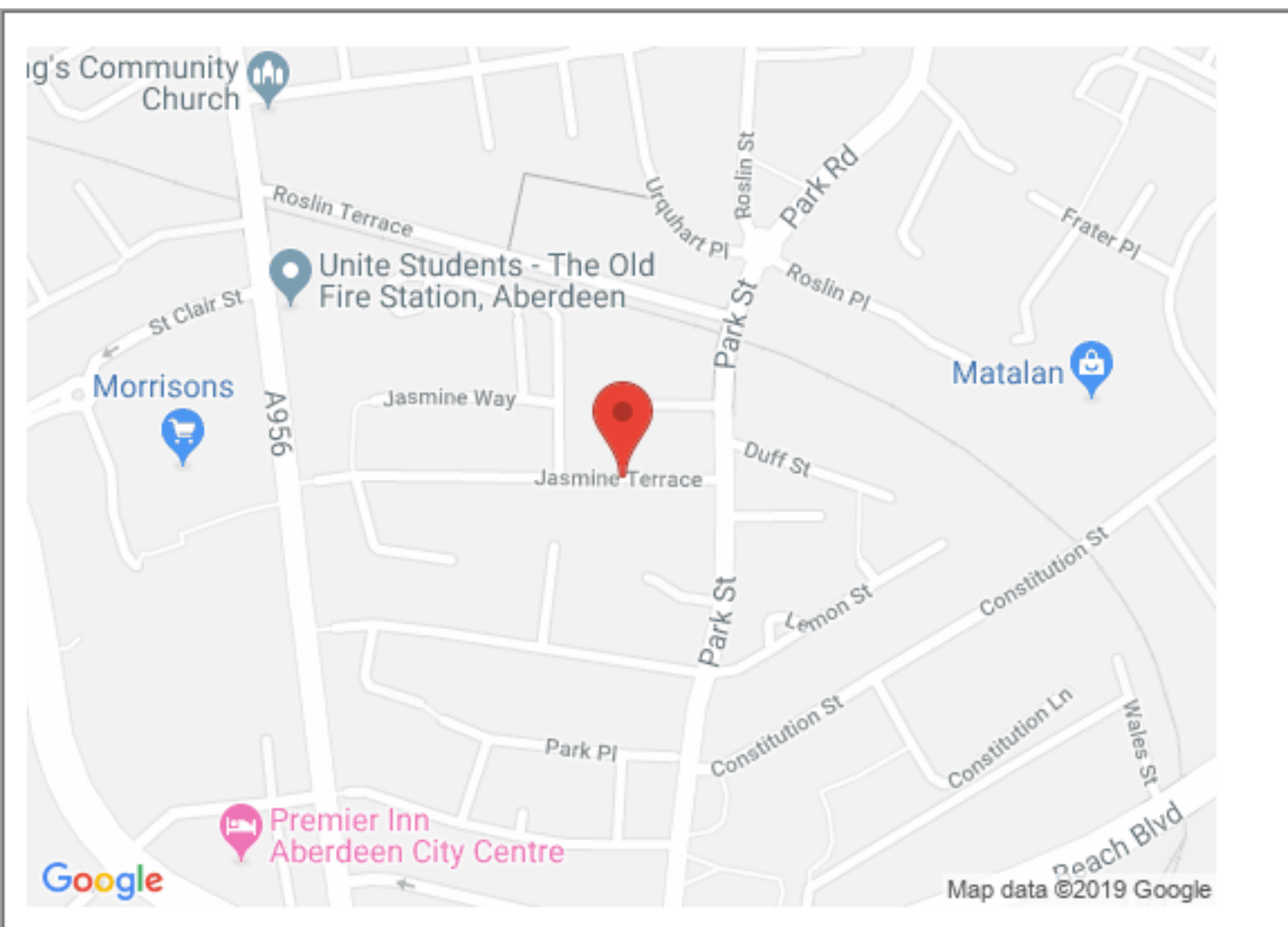
Garden



Floorplan

Viewing By Appointment Telephone 07593 453012 or 01224 826838 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions From the eastern end of Union Street turn into King Street; at the traffic lights turn right and first left at the roundabout into Park Street. Jasmine Terrace is fourth on the left and the property is a short distance along on the right hand side.

Location Conveniently located for easy access to Aberdeen University, there is also an excellent range of shopping facilities on King Street and the city centre which is also within easy walking distance. Aberdeen Beach, with its many recreational and leisure facilities, is close by and there are good public transport facilities making most part of the city readily accessible.

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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.