



**2a Jamaica Street**  
Aberdeen, AB25 3XA

**ledingham  
chalmers**  
estate agency





Lounge





Kitchen/diner



Dining area

**2a Jamaica Street  
Aberdeen, AB25 3XA**

**Spacious two bedroom first floor flat with  
utility room and private rear entrance**

- Striking lounge with feature fire and bay window
- Spacious kitchen/diner and utility to the rear
- Modern bathroom with bath and shower overhead
- Shared garden and exclusive cellar to the rear
- On-street parking available to the front via permit



**Two** beds.



**One** bathroom.



**One** public room.

## Spacious two bedroom first floor flat with utility room and private rear entrance

We are delighted to offer for sale this two bedroom first floor flat, which forms part of a well maintained, traditional granite building.

Upon entering the property you are greeted by the spacious and welcoming hallway which provides access to a good sized storage cupboard and most of the property's accommodation.

The striking lounge is located to the front of the property and benefits from a large bay window which not only floods the room with light but adds a touch of elegance to the room. Traditional features have been well maintained including an ornate fire surround which is a great focal point of the room.

The kitchen/diner is deceptively large and will prove to be a great space for entertaining. With a dedicated dining area there is plenty of space for a sizeable 8 seater table and chairs, with this area benefiting further from some shelving. The kitchen itself is well laid out with a range of wall and base units, which provide ample storage and worktop space. Appliances include oven, hob, extractor fan and fridge/freezer which are all included in the sale. Off of the kitchen to the rear there is a good sized utility room with base units and enough room to house both a washing machine and tumble dryer.

A private entrance to the property can be found from the rear garden. Using this entrance you enter the property via the rear porch which is perfect for securely storing bikes etc. indoors. Stairs to the rear of the porch take you the the utility room and into the main body of the property. This is a great asset to the property giving easy access to the garden below.



Utility room



Rear porch





Both bedrooms are excellent double bedrooms, with bedroom one featuring two large windows overlooking the front of the property. The accommodation is completed by the centrally located modern bathroom which is fitted with a three piece suite including shower over the bath.

Externally the property has access to a shared rear garden and an exclusive outdoor cellar. The property is sold with all fitted floor coverings, blinds/curtains, most light fixtures and kitchen appliances included in the sale. Items of furniture may be available by separate negotiation. The chandelier in the living room will be removed.

Bedroom one



Rear shared garden

## Accommodation and plans

Lounge	15'3" x 14'4"	4.65m x 4.37m
Kitchen/diner	12'2" x 17'11"	3.71m x 5.46m
Bedroom one	16'5" x 16'2"	5.01m x 4.93m
Bedroom two	10'6" x 11'3"	3.2m x 3.43m
Bathroom	6'10" x 9'5"	2.08m x 2.87m

2A Jamaica Street



## **Directions**

From the Bon Accord Centre, travel along George Street for some distance and at the fourth set of traffic lights, turn left into Calsayseat Road. Jamaica Street is the next turning on the left with the flat positioned on the junction of Calsayseat Road and Jamaica Street.

## **Location**

Jamaica Street runs from Calsayseat Road to Lamond Place. The area enjoys good local shopping and regular public transport facilities. Aberdeen University, Foresterhill Hospital complex, and the college are all within close proximity, the city centre itself is within walking distance.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.