



33 Jasmine Terrace,
Aberdeen, AB24 5LA

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Three bedroom first floor flat

- Spacious first floor flat
- Three generous sized Bedrooms
- Centrally located with local amenities nearby
- Ideal first time purchase
- Fantastic storage throughout
- On street permit parking



Bedroom



Three beds.



One bathroom.



One public room.

An exceptional opportunity to acquire a spacious three bedroom first floor flat, centrally located, just off King Street and ideally situated for university life.

This well proportioned property offers comfortable accommodation throughout and presents an excellent opportunity for first-time buyers, families, or investors alike. Served by gas central heating and double glazing and with excellent storage throughout, early viewing is highly recommended to appreciate the generous accommodation this property has to offer.

The accommodation comprises a welcoming entrance hallway providing access to all rooms, a bright and generously proportioned lounge with ample space for both living and dining furniture, and a fitted kitchen incorporating a range of wall and base units with space for everyday appliances.



Bedroom



Bedroom



Bedroom

There are three well proportioned bedrooms, each offering excellent storage potential and ample space to host a variety of free standing furniture.

Completing the accommodation is the shower room with walk in shower, WC and wash hand basin both nestled within a vanity unit.

Further benefits include secure communal entrance, well maintained communal areas and ample on street permit parking. There is also a well kept, low maintenance shared garden to the rear.



Bedroom

Accommodation

Lounge	12'4" x 13'8"	3.76m x 4.17m
Kitchen	11'7" x 13'7"	3.53m x 4.14m
Bedroom	11'9" x 12'7"	3.58m x 3.84m
Bedroom	12'4" x 12'7"	3.76m x 3.84m
Bedroom	12'4" x 7'1"	3.76m x 2.16m
Shower Room	5'5" x 6'8"	1.65m x 2.03m



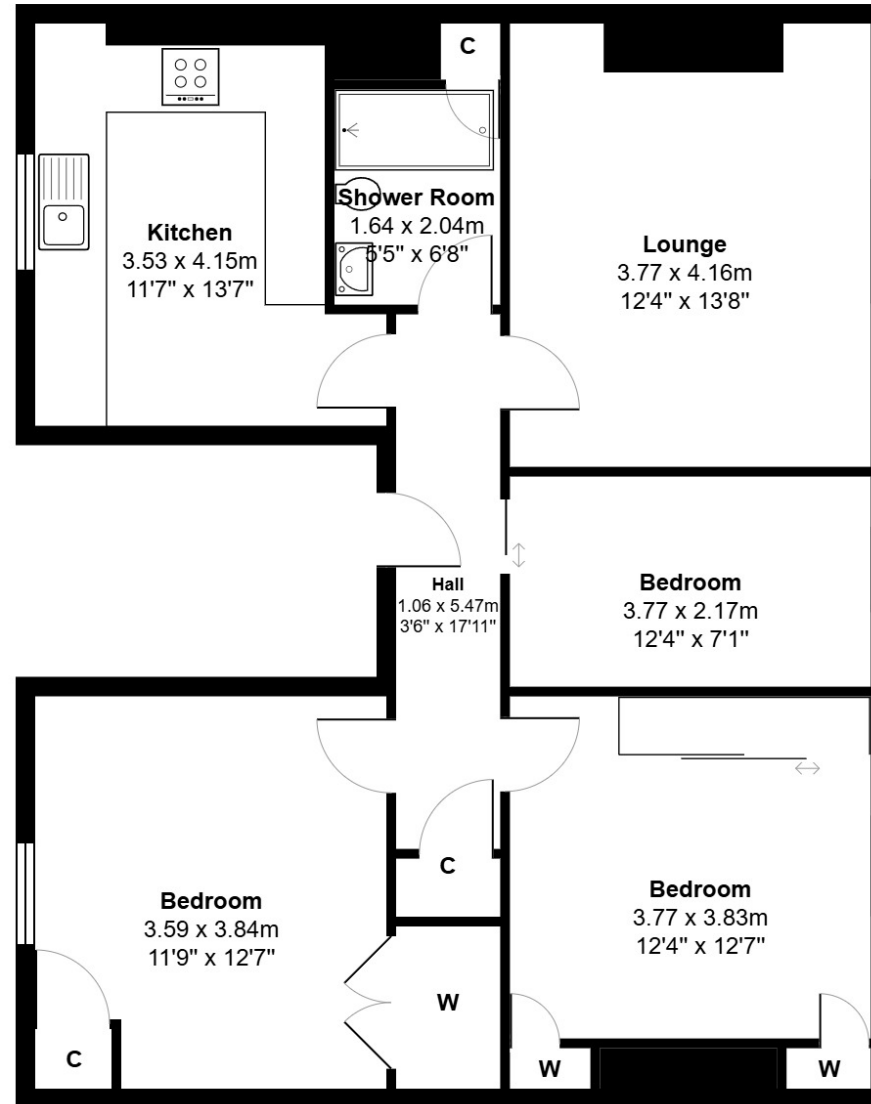
Shower Room



Shared Garden

Floorplan

33 Jasmine Terrace



Directions

From the east end of Union Street turn left onto King Street. Turn right at the traffic lights onto East North Street. At the roundabout take the first exit onto Park Street. Turn left into Jasmine Terrace and number 33 is situated a short distance along on the right hand side of the road.

Location

The property enjoys a central location, situated just off King Street, and only a short walk from the City Centre. The area is well served by local shops serving everyday needs with a Morrisons supermarket close by, and also the beach esplanade with its superstores, supermarkets and many attractions. Aberdeen University and Aberdeen College are also within walking distance. Public transport links provides quick and easy access to most parts of the city.

Arrange a viewing

Viewing By appointment telephone 01224 640240 or 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.