

25B Jasmine Terrace

ABERDEEN, AB24 5LA



Immaculate ground floor flat two-bedroom must be viewed



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A fantastic opportunity to purchase an exceptionally spacious two-bedroom ground floor flat presented to the market in an amazing walk-in condition. This property has recently been refurbished to an exceptional standard offering bright generous-sized accommodation which has just been recently redecorated, and fitted with new floor coverings throughout.

The property further benefits from a security entry system, full double glazing, and gas central heating. With its fantastic central location, a fantastic buy-to-let investment that would suit the first-time purchaser. Early viewing is a must and highly recommended.

THE LOUNGE



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The communal entrance and hallway are entered via a security system that leads to all floors. The accommodation comprises an internal hall leading to all rooms. The bright spacious lounge has room for a small dining table and has a feature fireplace. The kitchen has multiple wall and base-mounted units with ample work surfaces and space for stand-alone appliances.

THE KITCHEN



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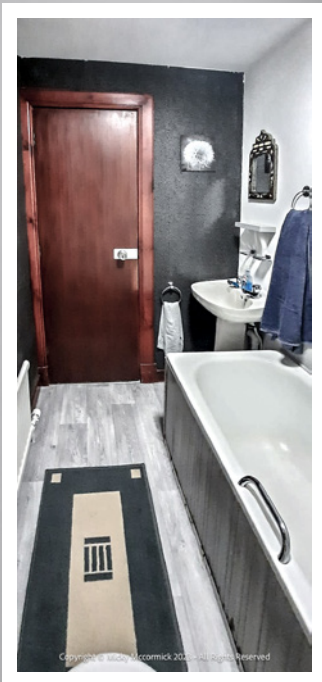
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Two bedrooms and a centrally located family bathroom complete the accommodation. In addition, there are ample storage cupboards throughout.

THE BATHROOM



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BEDROOM 1



BEDROOM 2



Parking immediately to the front of the property is on-street and requires a parking permit. To the rear of the property, there is a communal drying area and a garden, the gardens are laid mostly to lawn with a scattering of mature trees, shrubs, and plants.

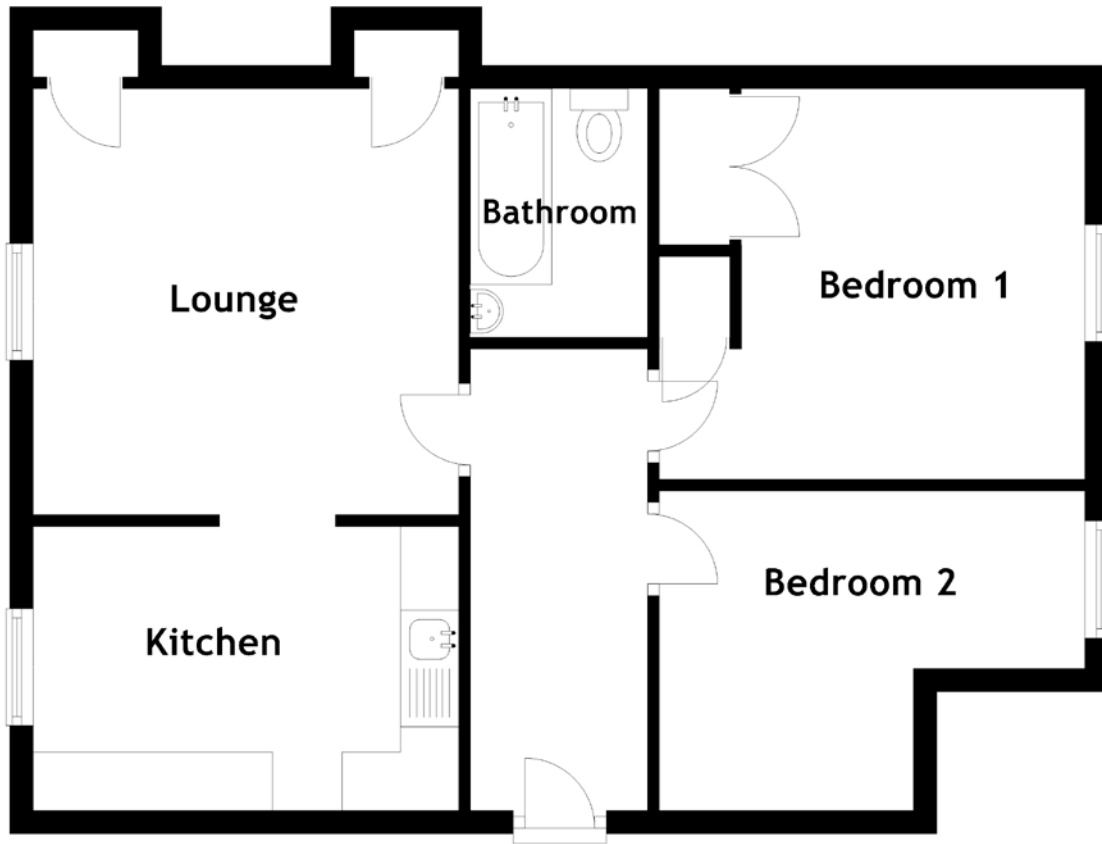
Each of the properties in the block has access to an individual cellar perfect for additional secure storage such as push bikes etc.

The property has mains water and drainage, gas and electricity.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

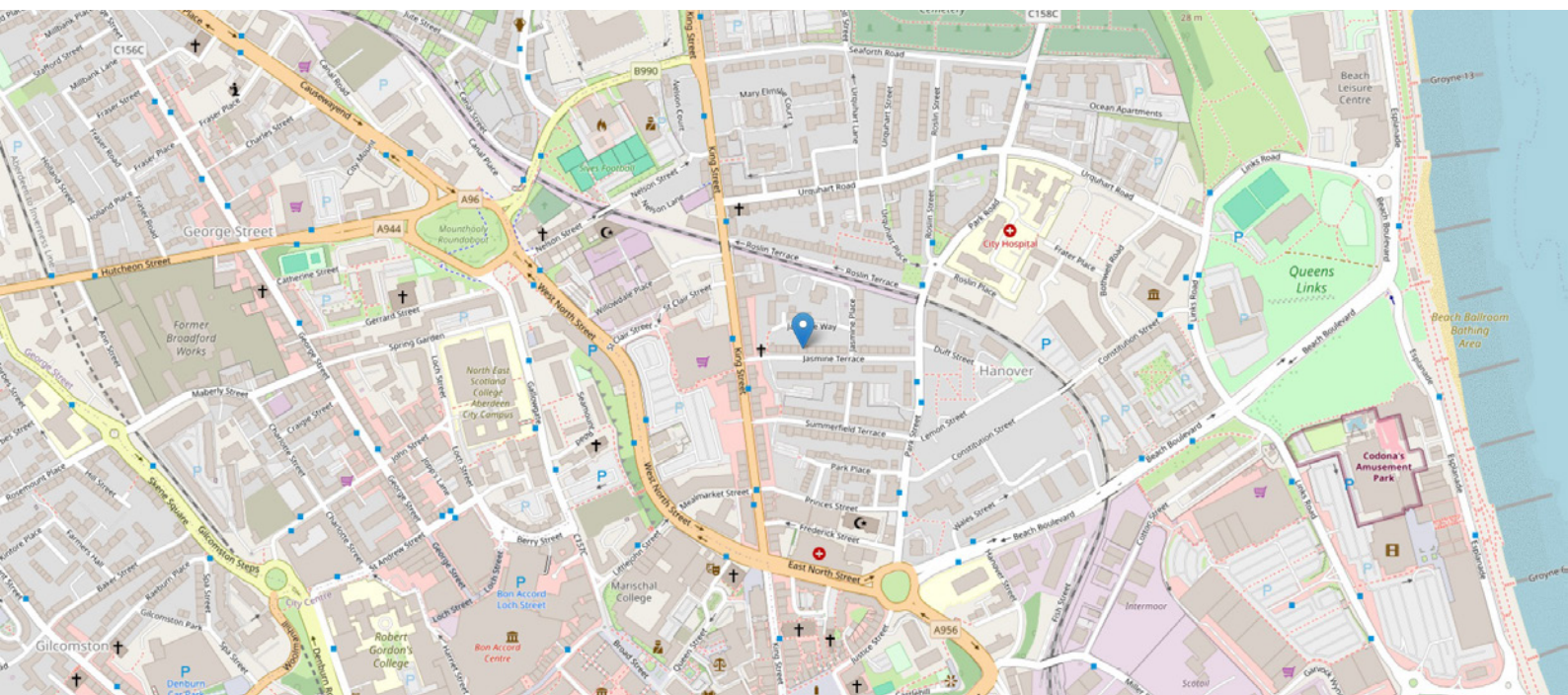


Approximate Dimensions (Taken from the widest point)

Lounge	3.66m (12') x 3.66m (12')
Kitchen	3.66m (12') x 2.44m (8')
Bathroom	2.13m (7') x 1.52m (5')
Bedroom 1	3.66m (12') x 3.35m (11')
Bedroom 2	3.66m (12') x 2.74m (9')

Gross internal floor area (m²): 54m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.



THE LOCATION

25b Jasmine Terrace is situated in the centre of the city, in a popular residential area close to a main arterial route and minutes from the heart of Aberdeen city centre providing the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops.





There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy; you also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. Aberdeen University and Aberdeen College are close by with the fantastic beach and Beach Boulevard within walking distance.

The property and area are well served with local shops and great local public transport facilities. The city offers further excellent bus and rail service with national and international flights being provided from Dyce Airport with the East Coast Rail network providing a link to the central belt, the South and beyond, and West to the city of Inverness.



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