

# 68b McDonald Court

JUTE STREET, ABERDEEN, AB24 3HB



*Spacious two bedroom ground floor flat in a desirable residential location for students, huge investment potential*



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McEwan Fraser Legal offer for sale this exceptionally spacious two-bedroom flat which is located on the ground floor of a well maintained communal building protected by a security entry system, enjoying the modern comforts of electric heating, double glazing and ample storage facilities.

The property is presented in excellent decorative order with a total redecoration in a crisp neutral tone. Fantastic opportunity for a first-time purchase or as a buy to let property with its easy access to Aberdeen University for a landlord looking to add to their rental property portfolio, the property is ready to move into with the minimum of inconvenience.

# THE LOUNGE



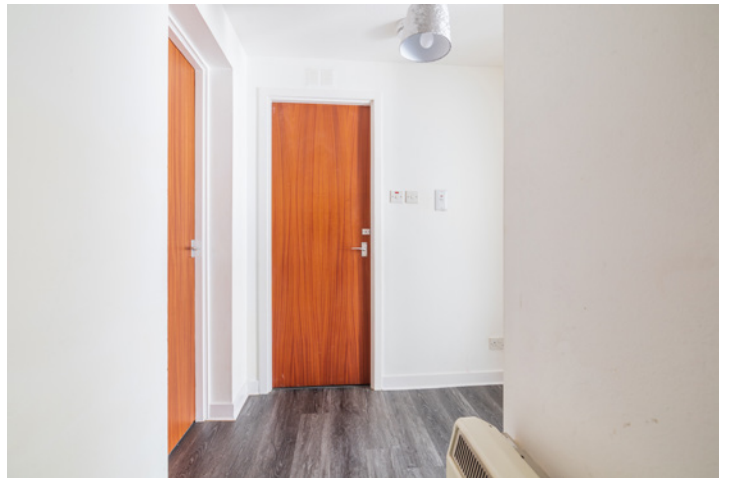
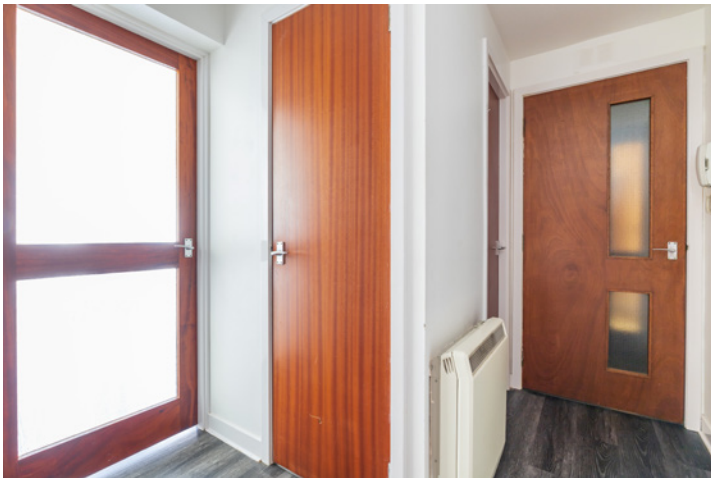
- Spacious ground floor flat
- Security entry system
- Two generous double bedrooms
- Electric heating system
- Ample storage facilities
- Allocated parking space

The accommodation comprises a welcoming entrance vestibule, exceptionally spacious lounge, and a kitchen equipped with a range of modern wall/base mounted units incorporating ample contrasting work surfaces and splashback tiling.

# THE KITCHEN







There are generously proportioned double bedrooms benefitting from built-in wardrobes. Completing the accommodation is the centrally located bathroom; in addition, there are ample storage cupboards throughout the property.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





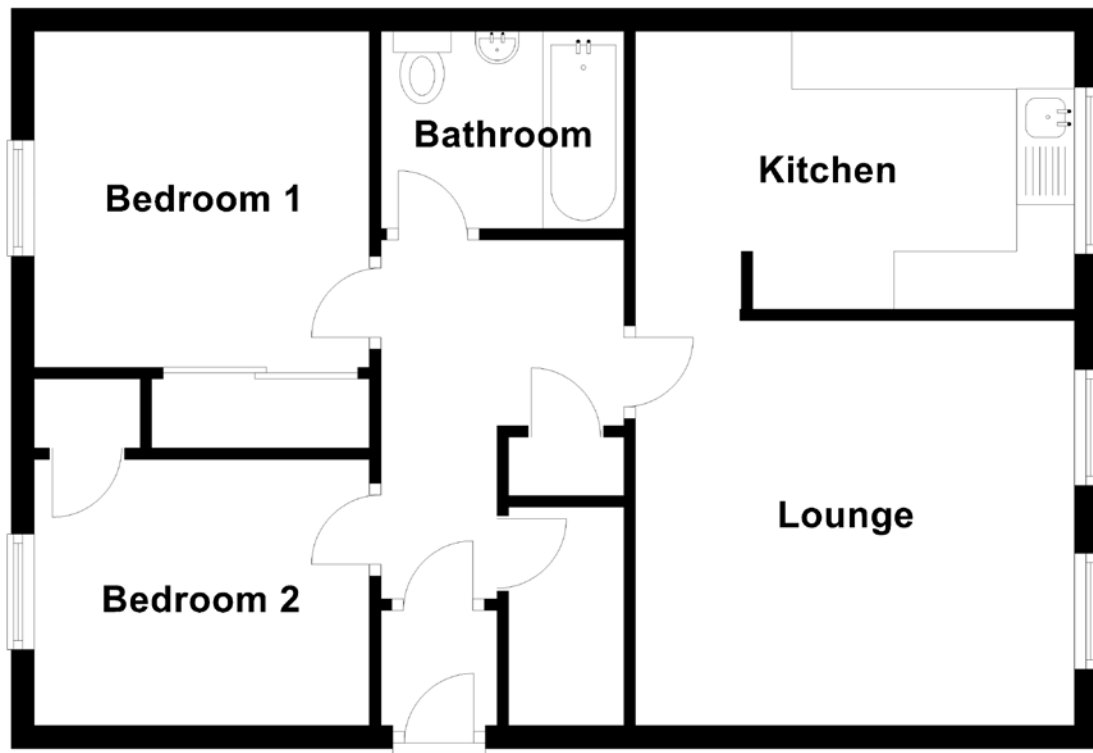
The property also benefits from a private allocated parking space in the residents car park.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



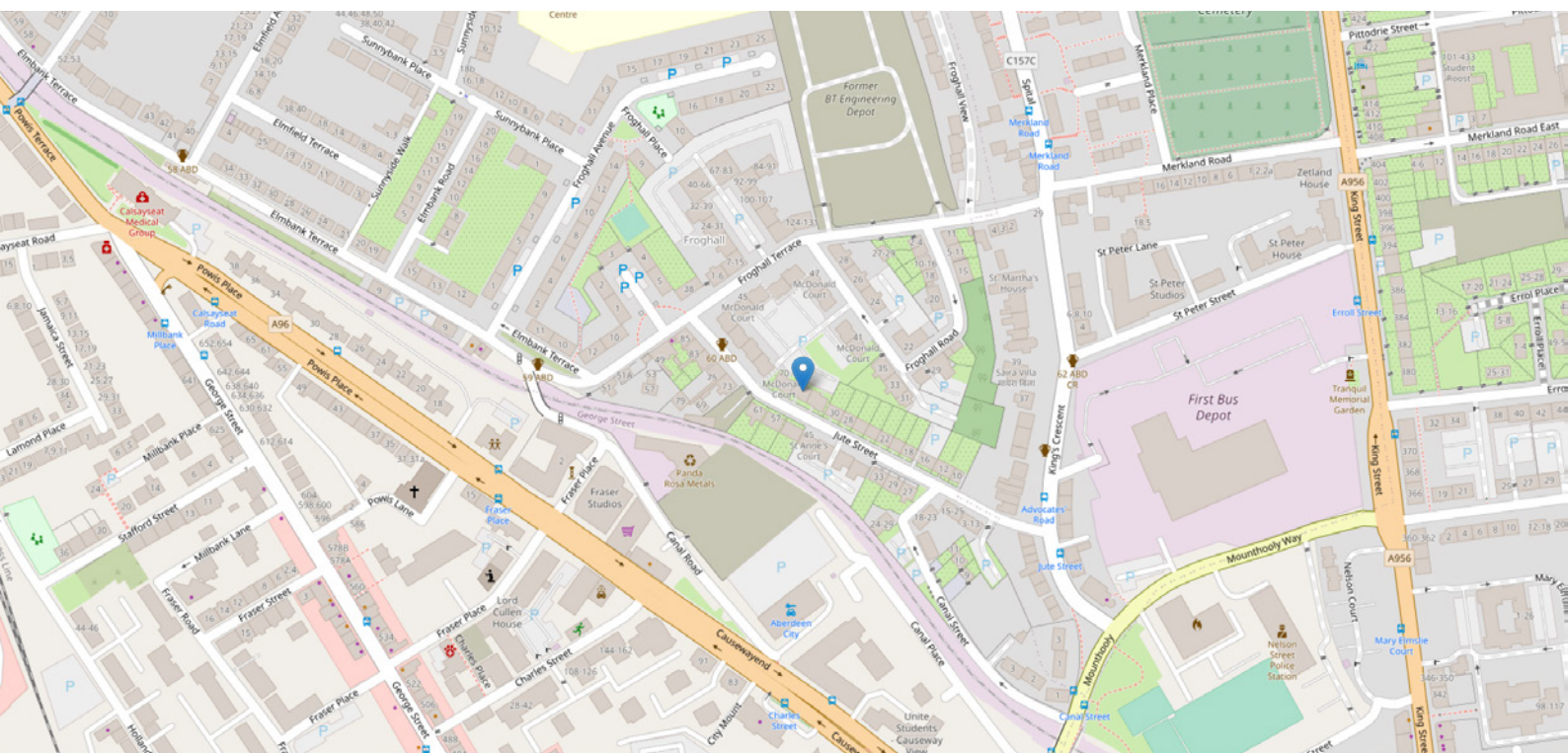
Approximate Dimensions  
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.50m (11'6")
Kitchen	3.80m (12'6") x 2.40m (7'10")
Bedroom 1	2.90m (9'6") x 2.90m (9'6")
Bedroom 2	2.90m (9'6") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
EPC Rating: D

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

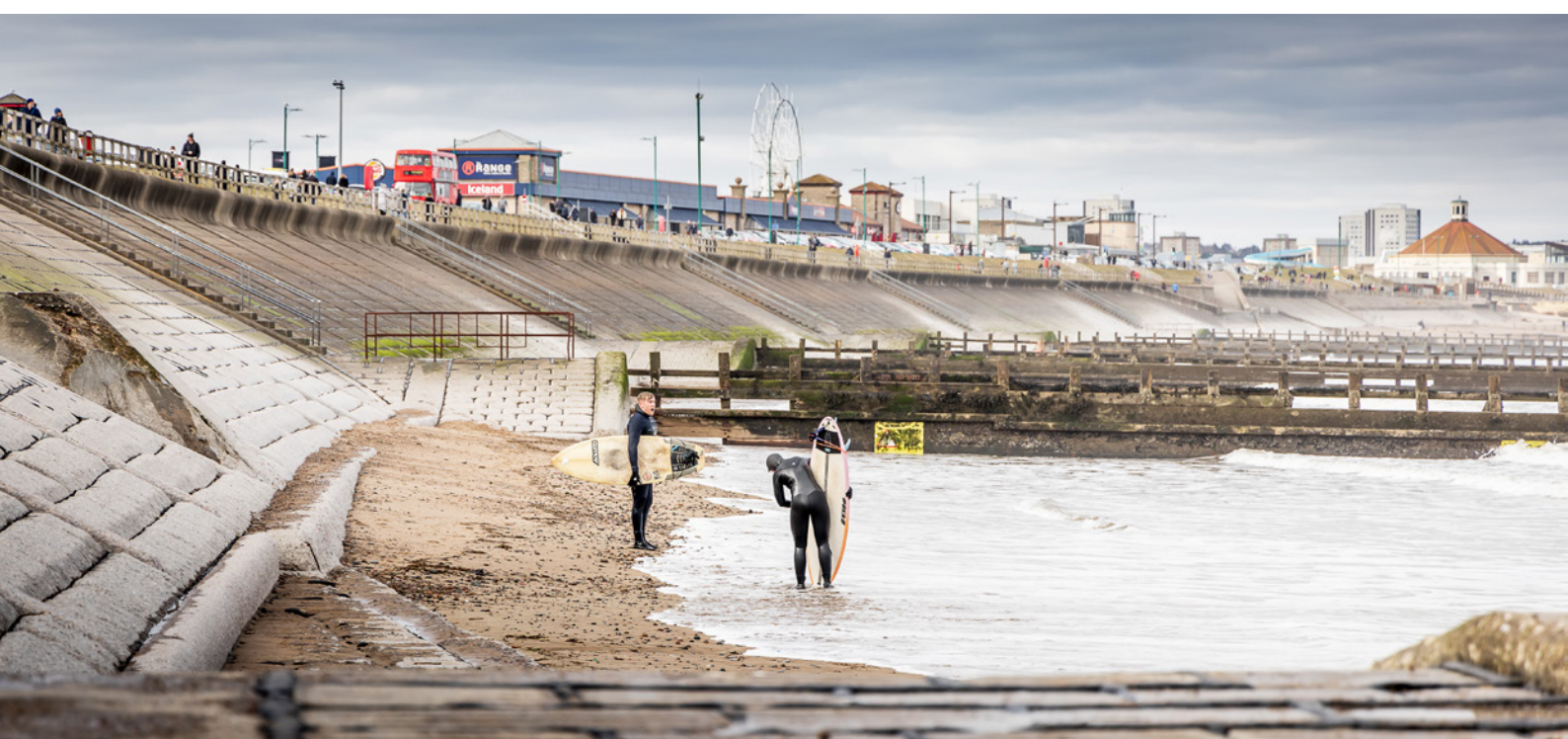
Note: A factor is employed for the maintenance and upkeep of the external grounds and car park.



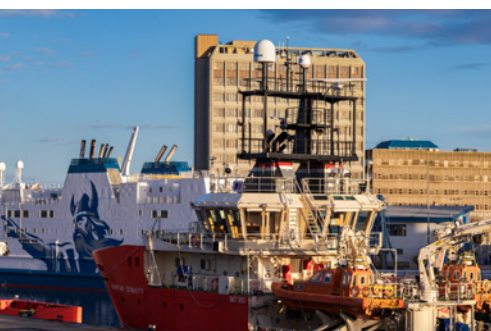


# THE LOCATION

McDonald Court 68b Jute Street is situated in a popular location close to Aberdeen University and Spital with its local shops, cafes and amenities. The city centre is some ten minutes walk from the property and regular public transport to this and many parts of the city and beyond is readily available.







The city provides all 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 many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness.

The property is also ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby. The fantastic beach and the Beach Boulevard are also within walking distance.

**McEwan Fraser Legal**

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