

# 12D Jasmine Place

ABERDEEN, AB24 5LB



*Desirable location minutes from City Centre  
and Aberdeen University.*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





A fantastic opportunity to purchase an exceptionally spacious two-bedroom first-floor flat. 12D Jasmine Place is presented to the market in an amazing walk-in condition. This spacious property has been maintained to an exceptionally high standard and offers bright, generous sized accommodation with immaculate fresh neutral décor throughout and floor coverings.

The property further benefits from partial double glazing and gas central heating. This property would suit a professional couple, students, or a superb buy-to-let investment with its fantastic central location. Early viewing is a must and highly recommended.

## THE LOUNGE



The well kept and bright communal stairway leads to the first floor, on the half landing there is a large cupboard. The hallway internal to the flat provides access to all rooms in the accommodation, including the spacious lounge with views to the front of the property, and the modern dining kitchen with multiple walls and base mounted units with some integrated appliances.



# THE KITCHEN







A huge double bedroom, with a further double bedroom, and a family bathroom with shower over the bath, including a back up electric shower box, completes this immaculate property. In addition, there are ample storage cupboards throughout.

## BEDROOM 1



# BEDROOM 2





# THE BATHROOM





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 that is laid mostly to a lawn with a scattering of mature trees, shrubs and plants. Each flat also has their own designated shed.

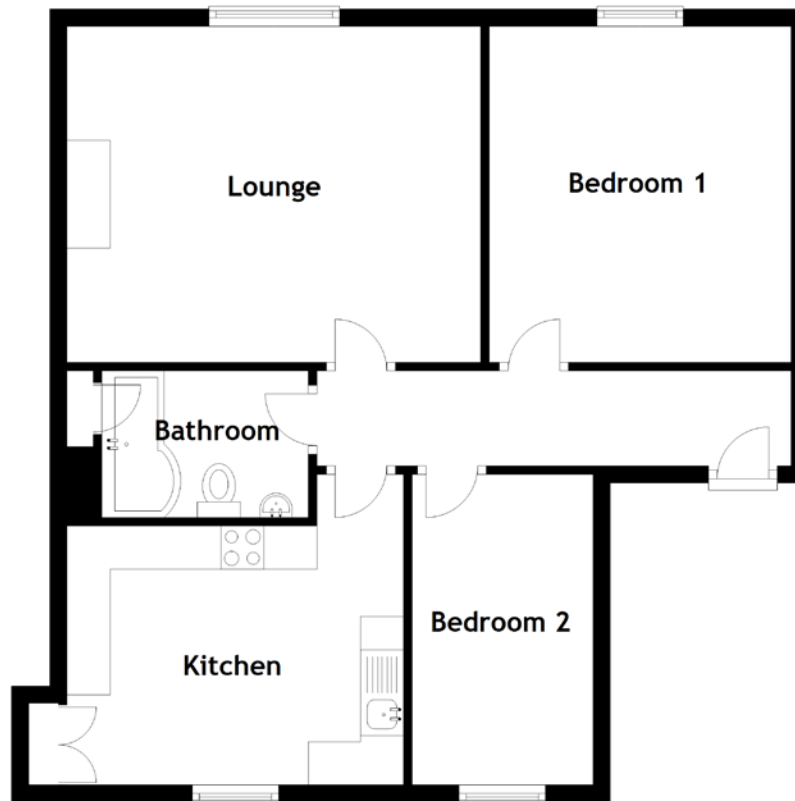
Note: The large building to the front of this property is called St Clements Court, a friendly Community Sheltered housing complex run by Bonaccord Care, bordered by a perimeter wall and has its own car park.

## THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



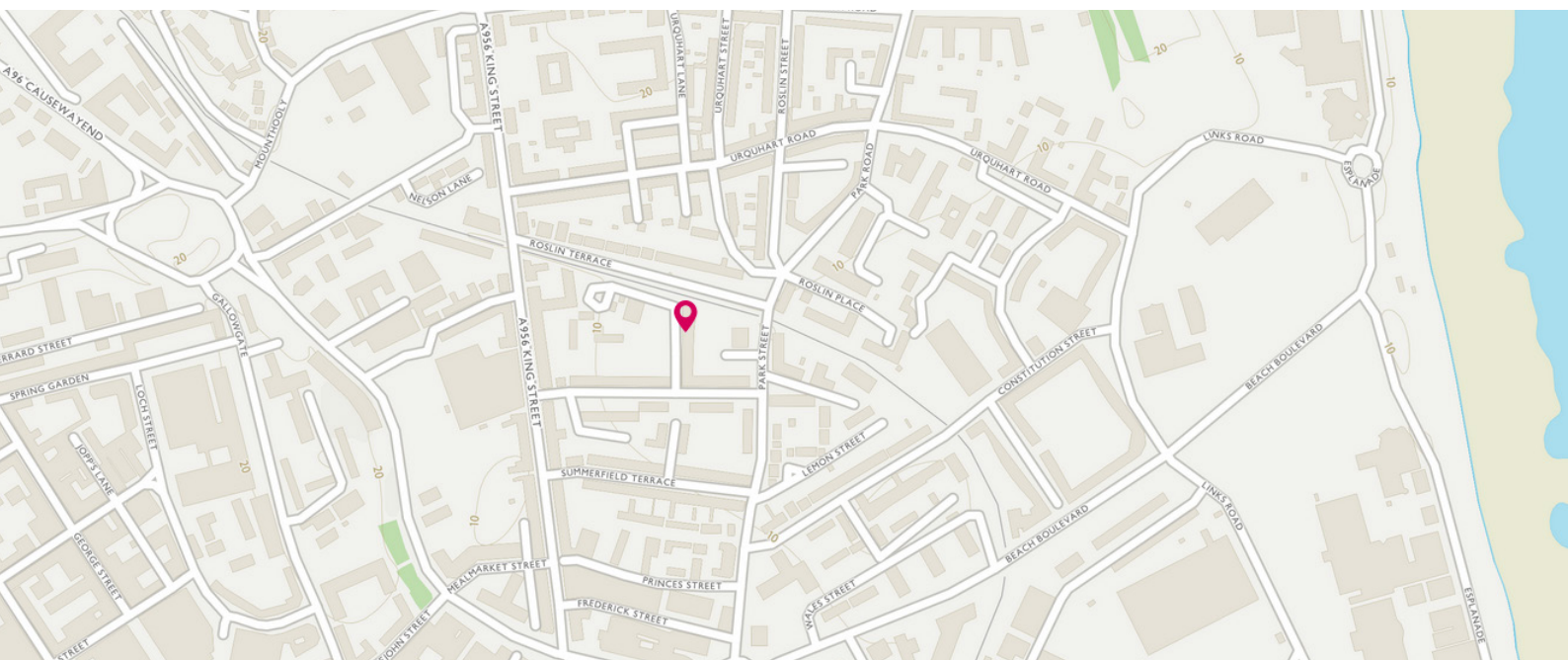
Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen	3.90m (12'10") x 3.60m (11'10")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.60m (11'10") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m2): 66m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.  
Other soft furnishings and electrical items are by separate negotiation.





# THE LOCATION

Jasmine Place is situated in a cul-de-sac private location to the north of the city, in a desirable 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.

The property and area are well served with local shops and great local public transport facilities. The city offers further excellent Bus & Rail Service with National & 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. Aberdeen University and Aberdeen college close by.

The fantastic beach and the Beach Boulevard are within walking distance from this fantastic property.

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.