



19 Jamaica Street
Aberdeen AB25 3UX

FIXED PRICE £95,000

Spacious 2 Bed Self-contained ground floor City flat
with its own private, exclusive entrances

peterkinsolicitors



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Fixed Price £95,000

- Self-contained **two bedroomed** ground floor flat with its own private, exclusive entrances
- Living room and kitchen on open plan concept
- 2 Double bedrooms
- Bathroom with an overbath shower
- Gas central heating
- Double glazing
- Front garden and shared rear garden
- Permit parking can be applied for via Aberdeen City Council

Viewing contact Peterkins
(01224) 428100

Ref: 39971-1

EPC: D

description:

Early viewing is recommended to appreciate the versatile and spacious interior of this **TWO BEDROOM SELF-CONTAINED GROUND FLOOR CITY FLAT WITH ITS OWN PRIVATE, EXCLUSIVE ENTRANCES AT THE SIDE AND TO THE REAR OF THE BUILDING.** The flat forms part of a well-maintained granite tenement building in a popular part of town. Presented in good condition, the flat comprises: entrance vestibule; open plan hall, open plan living room and fitted kitchen with appliances, exterior door in living room gives direct access out to the shared rear garden; 2 double bedrooms, bathroom with an overbath shower. Exclusive front garden and shared rear garden. Permit parking can be applied for via Aberdeen City Council. Heating is provided by a gas central heating system and all windows are double glazed. All fitted flooring and light fittings will be included in the sale. Certain items of furniture may be purchased by separate negotiation.

location:

Jamaica Street is a quiet street located off George Street and is conveniently placed for access to the City Centre, Aberdeen University College Campus and Aberdeen Royal Infirmary. There is a wide range of shops in George Street and the retail parks at Berryden and Kittybrewster are close by. Public transport to most areas of the City is located in nearby George Street.

directions:

From the City centre proceed up George Street continuing straight across the lights at the junction with Hutcheon Street until you reach the next set of traffic lights. Turn left at the Calsayseat Road and then first left into Jamaica Street, number 19 is situated on the left-hand side of the road.

private exclusive main side entrance door:

Hardwood exterior door gives access to the entrance vestibule; spotlight; door leads to the open plan hall, living room and kitchen.

hall:

The hall area is on open plan with the living room; built-in storage cupboard; stripped and stained floor.

living room:

5.27mx3.18m On open plan with the kitchen and hall; wood burning stove; 2 spotlight fittings; telephone point; stripped and stained floor; back door leads out on to the shared rear garden.

kitchen:

2.09mx1.93m The kitchen is on open plan with the living room; fitted with light wood effect base and wall mounted units linked by work surfaces and ceramic wall tiles; gas hob; built-in oven; chimney style cooker hood; stainless steel sink with a mixer tap; window to the rear of the flat; cupboard housing the central heating boiler; pendant light fitting; stripped and stained floorboards. Note: The fridge and washing machine will be included in the sale.

bathroom:

Fitted with a white three-piece suite complete with an overbath mixer shower; tiled behind bath; extractor fan; pendant light fitting; tiled floor; radiator.

bedroom 1:

4.09mx3.39m Bright bedroom with front aspect; fireplace with a cast iron inset complete with a 'Living Flame' gas fire; ceiling cornice; ceiling rose with a downlighter; 2 arched recesses with wall lights; fitted carpet; radiator.

bedroom 2:

4.12mx2.54m The second bedroom also has a front aspect; ceiling cornice; pendant light fitting; fitted carpet; radiator.

outside:

There is an exclusive garden area to the front of the property mainly laid to mature shrubs. The rear garden is shared. Permit parking can be applied for via Aberdeen City Council.



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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.