

Flat C, 9 Jamaica Street, Aberdeen, AB25 3UX

Fixed Price
£78,000

ASPC ref : 355948

1 1 1 44 m² EPC **C** Council Tax Band **A**



Arrange a viewing

01224 623040
(Gavin Bain & Co.)

Gavin Bain & Co.

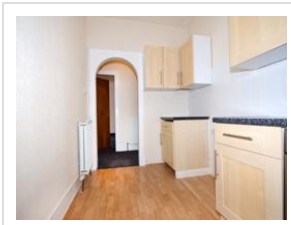
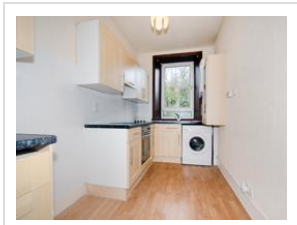
432 Union Street
Aberdeen
AB10 1TR

Email:

info@gavin-bain.co.uk

Website:

<http://www.gavin-bain.co.uk>



Property features:



This bright and spacious, **one bedroom apartment** is situated on the first floor of a traditional granite building located within a quiet street close to the City Centre, and a short walk from Aberdeen University's Old Aberdeen Campus. In recent years the building has been extensively upgraded to include overhaul of the roof and re-pointing of the external walls. Benefiting from gas central heating and double glazed windows, the bright and airy accommodation has recently been freshly painted throughout, new carpets have been laid, and the kitchen has been upgraded with a range of modern units. Representing an ideal choice for a first time buyer, interior viewing is recommended, and the rooms comprise: hall; well proportioned, front facing lounge; well equipped kitchen; good sized double bedroom with ample floor space for free standing furniture; and bathroom fitted with pastel coloured 3-piece suite and over-bath shower. The communal outer hall and staircase are tidy and benefit from an exclusive storage cellar and shared wash-house in the basement area. There is a walled garden at the rear and ample permit parking to the front of the property.

LOCALITY: The property is located close to the numerous amenities available within the City Centre including shops serving every day needs, shopping malls, leisure and recreational facilities, restaurants, pubs, cultural pursuits, and public transport. On a direct route to

Aberdeen International Airport and the oil related offices at Dyce, the property is also situated within easy access of Aberdeen Sports Village and Aquatic Centre, Aberdeen College, and Aberdeen University's Campus at Old Aberdeen.

ACCOMMODATION

HALL: Central to the home and providing access to all rooms. Fresh, neutral décor and new carpet. High level gas meter and cupboard housing the electricity meter/fusebox. Wall mounted coat hooks and door entry handset. Telephone point. Smoke detector.

LOUNGE: 13'10" x 13'8" approx Well proportioned room located to the front of the property and boasting a high ceiling with moulded coving. A feature Fyfestone fireplace with alcoves either side, extends the length of one wall. Two brass wall lights and glass ceiling lantern. Television aerial and telephone points. New carpet.

BREAKFASTING KITCHEN: 12'8" x 5'10" approx Recently upgraded, the kitchen is fitted with ample floor and wall cabinets, complemented by brushed steel handles, contrasting work surfaces, and splashback tiling. 1.5 stainless steel sink and drainer, above which is a rear facing window. New ceramic hob with integrated extractor hood above and electric oven/grill below. Integrated refrigerator and automatic washing machine, which will remain. Glass ceiling light. New laminate wood flooring.

DOUBLE BEDROOM: 11'9" x 10'2 approx Enjoying a quiet aspect overlooking the rear garden, this good sized double bedroom displays fresh, neutral décor and new carpet.

BATHROOM: Fitted with a pastel coloured 3-piece suite, "Triton" electric over-bath shower and curtain. Ceramic wall tiling around the bath and to the splashback areas. Built-in shelved linen/toiletry cupboard above the bath. Pine towel rail and co-ordinating accessories. Extractor fan. Glass ceiling light. Vinyl wood effect flooring.

OUTSIDE: Carpeted communal hallway and stairs, with storage cellar and shared wash-house in the basement. Shared walled garden at the rear with drying green. Ample permit parking at the front of the property.

DIRECTIONS: Travel north to the top of George Street turning left at the traffic lights onto Calsayseat Road. Turn left again into Jamaica Street where number 9 is located a short distance along on the left hand side of the road.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/355948/Flat-C--9-Jamaica-Street/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.