

55 Jute Street,
Aberdeen, AB24 3EX

Price Over
£95,000

 **2**  **1**  **1**   **65 m²** EPC **D** Council Tax Band **B**



Contact Solicitor

Alex Hutcheon & Company Ltd
248 Union Street (Sales)
Aberdeen
AB10 1TN

01224-623400

property@mortgageandproperty.co.uk

<http://www.mortgageandproperty.co.uk>



Features  Garden

Description

This **TWO BEDROOM TOP FLOOR FLAT** forms part of a traditional granite building in a popular area close to the city centre and is within walking distance of Aberdeen University and Aberdeen Royal Infirmary. The accommodation comprises of a Lounge with feature fireplace, fitted Kitchen with space for Dining, Two Double Bedrooms and Bathroom. Outside there is a shared Garden to the rear and ample parking is found on street. The property retains some original features including deep skirtings and original coving. All carpets, curtains, blinds and light fittings together with the kitchen white goods will be included in the sale.

This particular property would undoubtedly represent an excellent First Time/Student purchase or would be ideal for those seeking an investment for letting purposes given its proximity to Aberdeen University and easy access to the City Centre. The area is also well served by local shops and by public transport facilities and most parts of Aberdeen City are readily accessible by a variety of arterial routes.

DIRECTIONS: From the east end of Union Street, continue down King Street, take the left onto Mounthooly Way. Take the first right onto King's Crescent and then first left into Jute Street. The

property is located on your left hand side.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALLWAY: Hallway offering access to the lounge, kitchen, second bedroom and bathroom. 2 x light fitment, fitted carpet, overhead meter cupboard, coat hooks.

LOUNGE: 16' x 12' approx. Nicely proportioned Lounge to the rear with feature cast iron fireplace with wooden surround and marble effect hearth. Light fitment, curtains, built-in cupboard, fitted carpet, wired for Sky, telephone point.

DOUBLE BEDROOM: 14' into bay x 12' approx. Double Bedroom to the front with bay window. Light fitment, fitted carpet, curtains.

DOUBLE BEDROOM: 13'1" x 8' approx. Additional Double Bedroom to the front. Light fitment, fitted blinds and curtains, fitted carpet.

DINING KITCHEN: 12'11" x 8' approx. Situated to the rear, the Kitchen is fitted with base and wall mounted units, which incorporate work surfaces with splashback tiling behind and sink unit inset with drainer and mixer tap. The units further incorporate a built-in Oven, Gas Hob with Extractor above and the freestanding Fridge/Freezer and Washing Machine will be included in the sale. Space for Dining.

BATHROOM: 12' x 4'1" approx. The Bathroom is fitted with a three-piece suite comprising bath with shower over, w.c and wash hand basin. Opaque window, light fitment, vinyl flooring, built-in storage cupboard, usual fitments to remain.

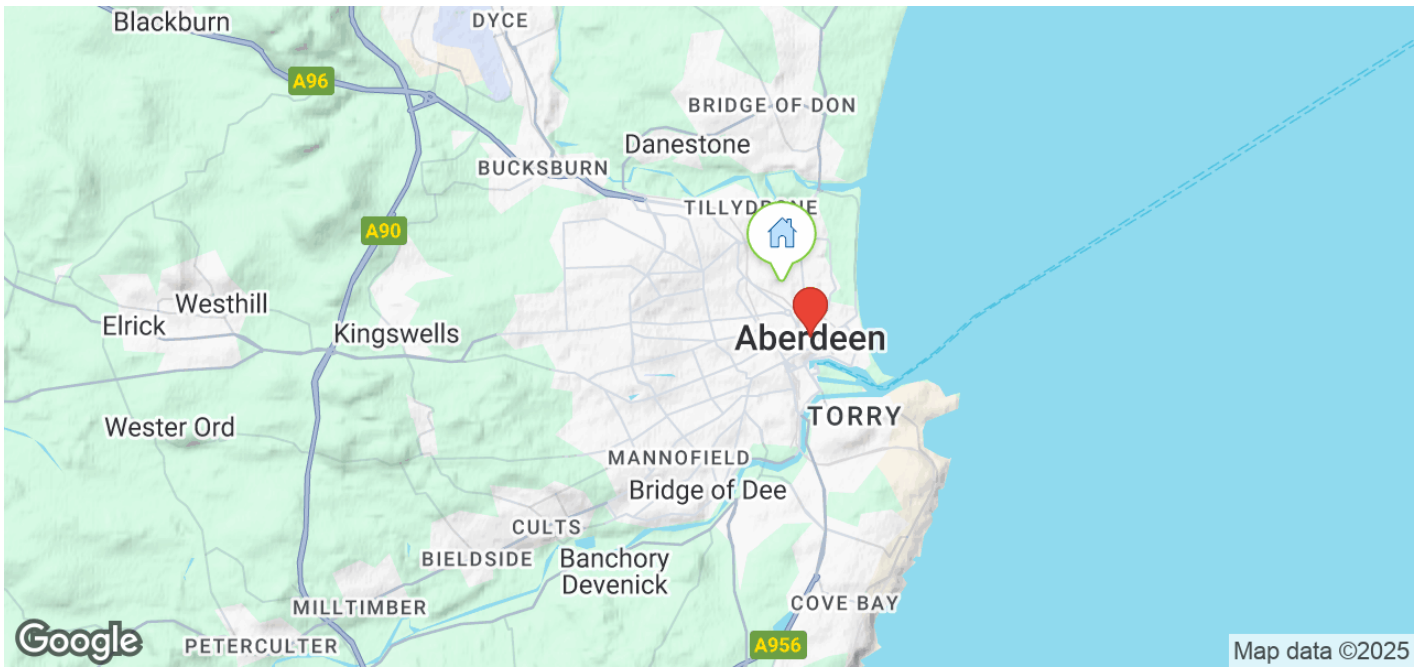
(OUTSIDE)

GARDEN: Shared Garden to the rear.

PARKING: Ample On Street Parking.

GENERAL: All floor coverings, curtains, blinds and light fitments together with the kitchen white goods will be included in the sale.

EPC BANDING: "D"



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<https://www.aspc.co.uk/search/property/358069/55-Jute-Street/Aberdeen/>

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