

DUTHIE WARD



SOLICITORS



90 JASMINE TERRACE, ABERDEEN GROUND FLOOR FLAT

Accommodation: Hall, Lounge, fitted Kitchen, double Bedroom, Shower Room and Boxroom. uPVC double glazing. Electric heating. All carpets, curtains, blinds, screen and other fittings included. Hob, oven, fridge/freezer and washing machine included.

OFFERS OVER £105,000

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



With an excellent location only a few minutes walk from Aberdeen city centre, Aberdeen University and all of the facilities at Aberdeen Beach, this ground floor flat is part of a modern development with a security entrance system and well kept hallways and stairways. Features include excellent storage as there is a large walk-in cupboard/boxroom and also a built-in cloak cupboard. The flat has full uPVC double glazing, electric heating and most of the contents can be included if required.

HALL: 10'2 max x 7'max (3.1m x 2.1m) Doors to Lounge, Bedroom, Shower Room and Boxroom. Also door to built-in cloak cupboard with shelf and hanging rail. Also double doors to built-in meter cupboard. Security entrance telephone. Smoke alarm. Ceiling light. Dimmer light switch. Coat rail. Storage heater. Fitted carpet.

LOUNGE: 16' x 10'7 (4.9m x 3.2m) (Rear Right) This is a spacious room with door from Hall, door to Kitchen and uPVC double glazed window to the rear with an outlook to grounds and car park. Full length curtains and pelmet. Vertical blinds. Storage heater with heater cabinet. Electric fire. Ceiling light and fan. Telephone point. TV aerial point. Fitted carpet.

KITCHEN: 8'9 x 8'3 (2.7m x 2.5m) (Front Right) Door from Lounge and uPVC double glazed window to front. Fitted units to two walls.





Along window wall – worktop with stainless steel, base units, Bosch washing machine, and wall units.

To side wall – worktop with four ring ceramic hob, stainless steel electric oven, drawer and cupboard base units and wall units with filter hood.

Ceramic tiling between worktops and wall units. Deep built-in alcove with fridge/freezer. Ceiling light. Screens. Vertical blinds. Floor vinyl.

BEDROOM: 12'6 x 9'8 (3.8m x 2.9m) (Rear Left) Double Bedroom with door from Hall and uPVC double glazed window to rear. Ceiling light. Vertical blinds. Curtain rail. Panel heater. Fitted carpet.

SHOWER ROOM: 8'9 max x 5'5 (2.7m x 1.7m) (Mid Front) Door from Hall and uPVC double glazed window to front. Wash-hand basin and w.c. (white). Sealed "wet floor" shower with drain and shower curtain. Aqua panels to two walls. Ceiling light. Wall extract fan. Dimplex wall heater. Horizontal blinds. Built-in cupboard with slatted shelves.

BOXROOM: 9' max x 4'1 max (2.7m x 1.3m) (Front Left) Door from Hall. Excellent storage space. Fitted wall rails for shelves. Ceiling light. Fitted carpet.

OUTSIDE: Lawn and flower beds adjacent to car park. Shared rotary clothes driers.





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