

1L, 17 Jamaica Street

ABERDEEN, AB25 3UX



*Spacious one bedroom first floor flat,
desirable residential location*



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McEwan Fraser Legal offer for sale this exceptionally spacious one-bedroom flat which is located on the first floor of a well-maintained communal building protected by a security entry system, enjoying the modern comforts of gas central heating, double glazing and is presented in excellent decorative order. Fantastic opportunity for a first-time purchaser or as a buy-to-let with its easy access to Aberdeen University for a landlord looking to add to their rental property portfolio, the property is ready to move into with the minimum of inconvenience.

THE LOUNGE



The accommodation comprises a welcoming entrance hall, an exceptionally spacious lounge with a dining area, a kitchen equipped with a range of modern wall/base mounted units incorporating ample contrasting work surfaces, and splash back tiling.

THE KITCHEN





There is a generously proportioned double bedroom with ample space for various pieces of standalone furniture. Completing the accommodation is the centrally located modern shower room.

THE SHOWER ROOM



THE BEDROOM

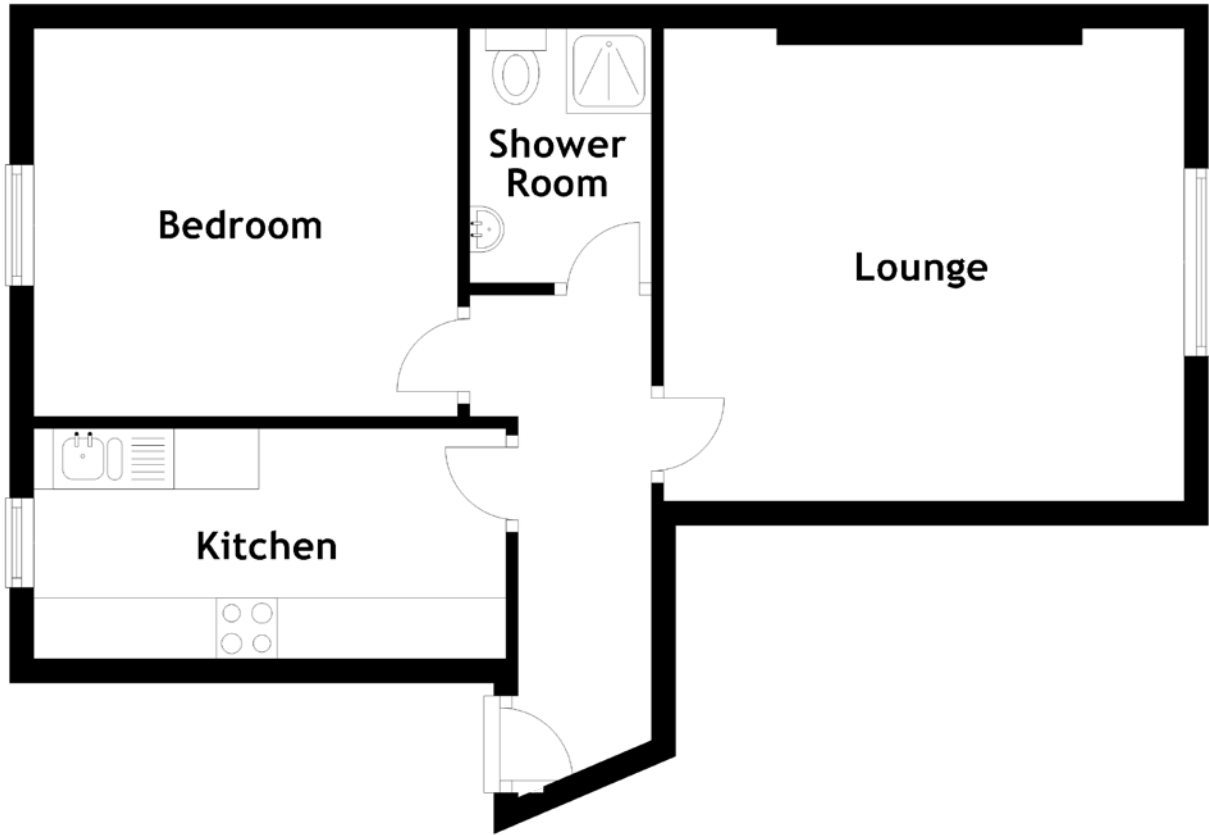


To the rear of the property, a communal garden with drying areas is laid mostly on the lawn with various mature shrubs plants and trees. To the front, there is ample on-street permit parking.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

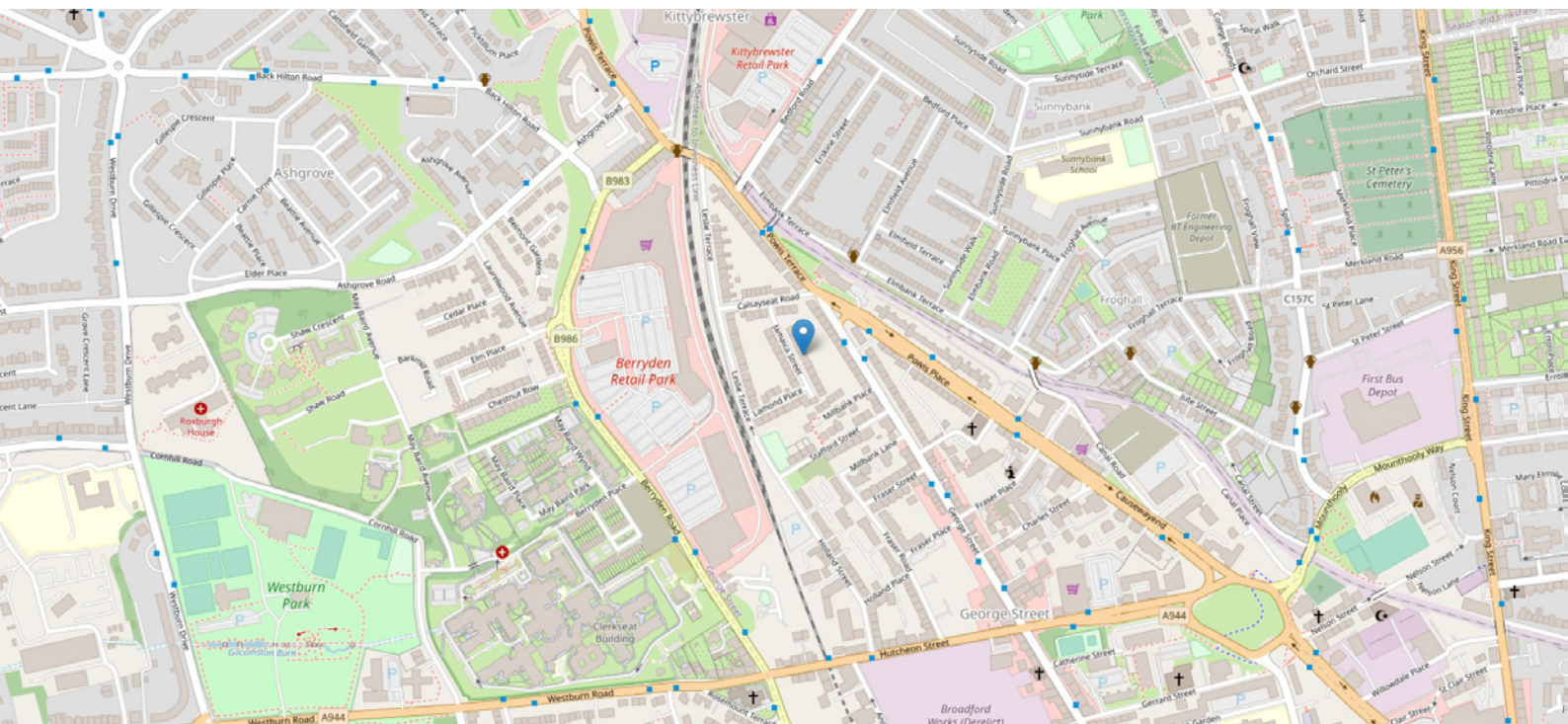


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 4.30m (14'1") x 3.90m (12'10") |
| Kitchen | 3.90m (12'10") x 1.90m (6'3") |
| Shower Room | 2.10m (6'11") x 1.50m (4'11") |
| Bedroom | 3.50m (11'6") x 3.20m (10'6") |

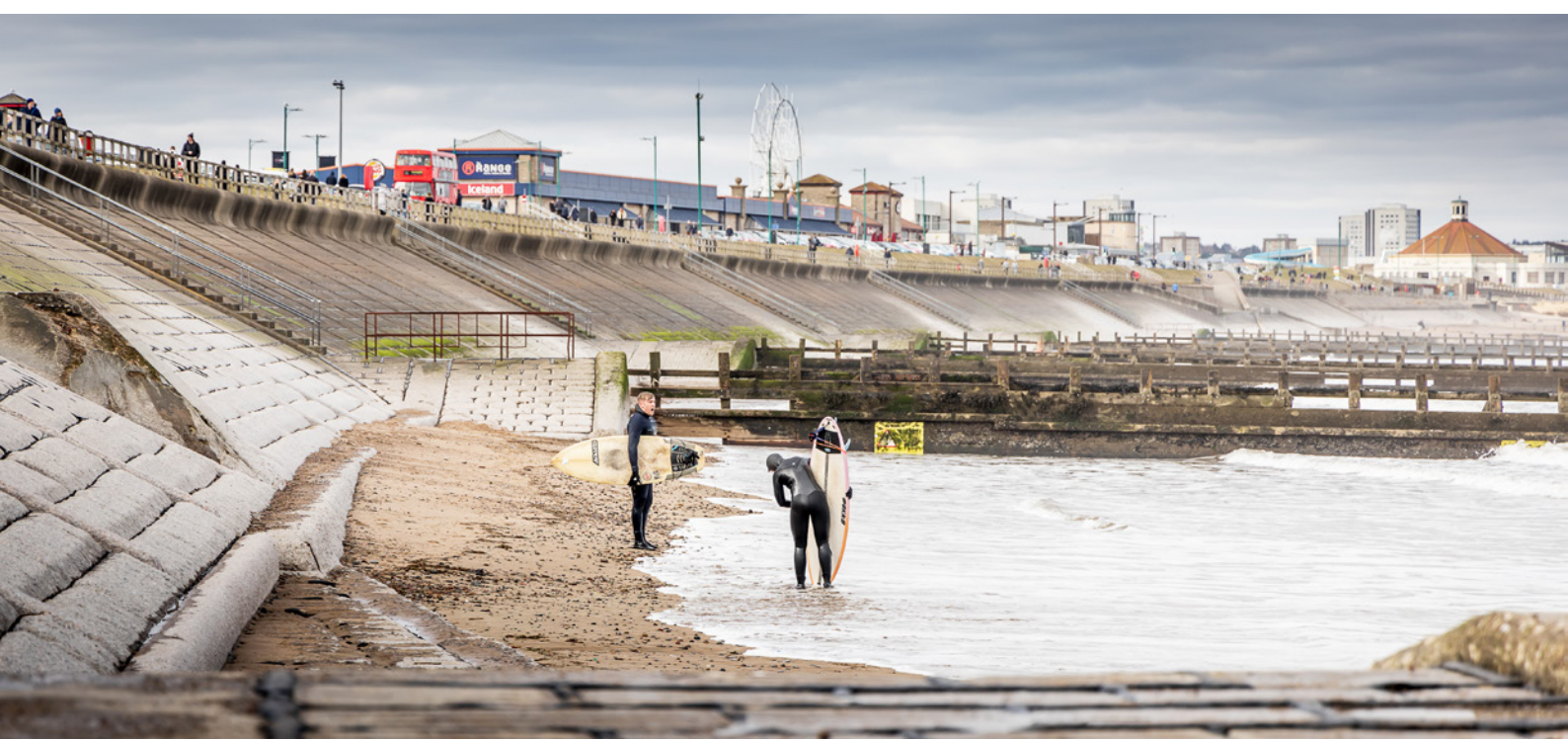
Gross internal floor area (m²): 48m²
EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings.



THE LOCATION

17 Jamaica Street is situated in a popular location close to Aberdeen University and George Street with its local shops, cafes and amenities. The city centre is some ten minutes walk from the property and regular public transport to this and many parts of the city and beyond is readily available.





The city provides all 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 many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness. The property is also ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby.

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THE SUNDAY TIMES
THE TIMES



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