

FOR SALE



Jute Street Flat E, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers Over £50,000


MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Gas Central Heating
- Local amenities nearby
- Close to City Centre
- Excellent transport links

Joyful Jute Street situated in a convenient and well-established residential area, this well-presented flat offers an excellent opportunity for first-time buyers, professionals and buy-to-let investors alike. Ideally positioned within easy walking distance of Aberdeen City Centre, this second floor property enjoys a highly accessible location with an excellent range of local amenities, transport links and leisure facilities close at hand.

The surrounding area offers an abundance of everyday conveniences, including supermarkets, independent retailers, cafés, restaurants and healthcare services, while the nearby Berryden Retail Park provides a wide selection of major retail outlets. The property is also ideally located for the University of Aberdeen and North East Scotland College, making it particularly attractive to students, academics and professionals. Excellent public transport services operate throughout the area, with Aberdeen Railway Station and the city's bus network providing convenient connections across the city and beyond.

For those who enjoy an active lifestyle, residents benefit from easy access to local parks, Aberdeen Beach, the Sports Village and a variety of recreational facilities. The location also offers straightforward access to the AWPR and principal commuter routes, ensuring excellent connectivity for travel throughout Aberdeen and Aberdeenshire. Combining convenience, accessibility and strong investment appeal, this property represents an outstanding opportunity to acquire a home in a consistently popular city location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



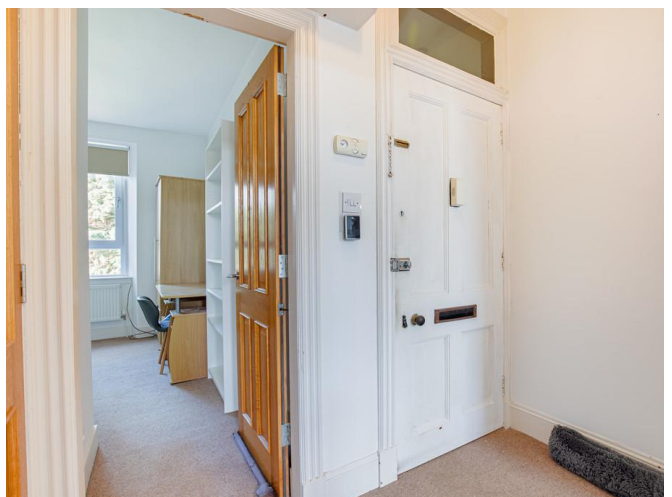
LIVING ROOM A bright and inviting living room offering a comfortable and well-proportioned space, thoughtfully presented with a neutral décor scheme that creates a calm and contemporary atmosphere. The room benefits from an abundance of natural light through the front-facing window, enhancing the sense of space and warmth throughout. The layout provides ample room for a comfortable seating area and occasional furniture, making this an ideal setting for both relaxing and entertaining. Finished with soft carpeting, clean modern walls and tasteful detailing, the room offers a versatile space ready for immediate enjoyment while also providing an excellent opportunity for personal touches.

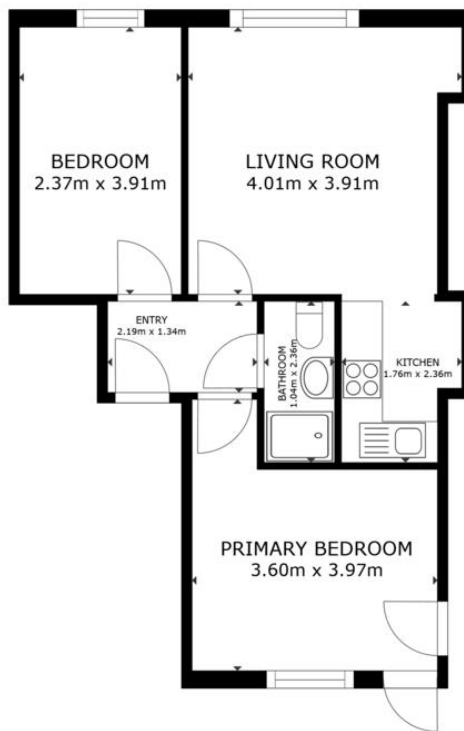
KITCHEN A stylish and well-appointed kitchen offering a practical and contemporary space, thoughtfully designed to maximise both functionality and convenience. The kitchen features a modern range of fitted wall and base units complemented by sleek work surfaces, providing excellent storage and preparation areas. The layout incorporates an integrated electric oven with hob, along with space for additional appliances, while the clean, neutral finishes create a bright and welcoming environment. With its efficient design, quality fittings and attractive presentation, this modern kitchen provides an excellent blend of style and practicality, making it an ideal space for everyday living.

BEDROOM ONE A bright and well-proportioned bedroom offering a peaceful and comfortable retreat, beautifully presented with a neutral décor scheme that creates a calm and relaxing atmosphere. The room benefits from excellent natural light through the window, enhancing the sense of space and openness throughout. The generous layout provides ample space for a double bed and additional bedroom furnishings, while the neutral flooring and fresh finishes offer a versatile backdrop suitable for a range of interior styles. Ample space for a free standing wardrobe provides valuable storage space, helping to maintain a practical and uncluttered environment.

BEDROOM TWO A well-proportioned and bright double bedroom enjoying an abundance of natural light from a large front-aspect window. The room is presented in a neutral colour scheme with crisp white walls, creating a fresh and airy feel while providing a blank canvas for personalisation. Completing the accommodation is a useful built-in storage cupboard, offering practical everyday storage.

SHOWER ROOM Beautifully appointed, this modern shower room features a generous walk-in shower with glazed screen, a wall-mounted wash hand basin, low-level WC, rail and large mirror. Finished in a tasteful neutral colour palette with quality tiling, the room offers a stylish and practical addition to the accommodation.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 46.4 m²
TOTAL : 46.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

