



  
**grantsmith**  
LAW PRACTICE

12 Thomson Street, Aberdeen AB25 2QR  
£75,000 offers over

## Property summary

We are delighted to offer for sale this immaculate **one bedroom ground floor flat** forming part of a traditional granite and slate tenement tucked away in the popular Rosemount area of the City. The property is in first class order throughout, having recently been refurbished by the current owner and is fully double glazed with gas fired central heating. The décor is smart and modern and complemented by newly laid neutral carpeting to the Hall, Lounge and Double Bedroom. The accommodation comprises, welcoming Entrance Hallway providing access to all rooms, bright and spacious Lounge with large front facing window, good sized Double Bedroom with rear facing window, well appointed Kitchen with a range of quality fixtures and appliances and central Shower Room with tiled shower enclosure. The tenement is well maintained internally and externally with entry monitored by a security entry system. There is an exclusive area of garden ground to the front of the Building and a shared drying green to the rear. Ample on-street parking is available. The property provides an excellent starter home or Buy-to-Let investment opportunity.

**Location** Thomson Street is a quiet tree-lined one way street conveniently located for the hospital campus at Foresterhill, Cornhill Hospital, local shops at Rosemount, Westburn and Victoria Parks and the City Centre, all of which are within walking distance. A regular bus service to and from the City Centre is available on Rosemount Place.

### (Other Information)

All quality fitted floor coverings, curtains and blinds and kitchen appliances (where listed) are included in the sale.

From the west end of Union Street taking the last right turn into Rose Street, continue ahead at the traffic lights onto Esslemont Avenue. Continuing to the traffic lights with Esslemont Avenue meets Rosemount Place take a left, Thomson Street is on the right, with number 12 being located on the right hand side.

## Full details

**Entrance Hallway:** A welcoming Entrance Hallway providing access to all rooms. Original front door. Fitted carpet (newly laid and matching the Lounge and Double Bedroom). Meter cupboard. Radiator. Ceiling light. Security entry telephone.

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**Type:** Flat

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**Availability:** Under Offer

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**Bedrooms:** 1

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Council Tax Band:** C

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**Lounge:** 4.16m x 3.27m (13'8" x 10'9") approx. A bright and spacious "livingroom" with large front facing window. Venetian blinds. Full-length curtains. Ceiling cornice. Fitted carpet. Electric stove style fire with wooden overmantel. Twin alcoves. Ceiling light. Radiator. Ample power points. TV aerial point. Door to Hallway.

**Kitchen:** 3.04m x 1.52m (10' x 5') approx. Fitted with a range of modern base and wall mounted storage units with High Gloss white cabinets and contrasting dark granite effect worktops. Ceramic tiles behind worktops. Circular sink and drainer with mixer tap. Indesit induction hob with Indesit electric oven below. Indesit washing machine. Fridgemaster fridge. Vinyl floor covering. Ceiling downlighters. Radiator. Ample power points. Extractor fan.

**Double Bedroom:** 3.65m x 2.20m (12' x 7'3) approx. A good sized Double Bedroom with rear facing window. Venetian blinds. Fitted carpet. Built-in wardrobe with hanging rail and shelf. Further storage cupboard housing the central heating boiler. Radiator. Ceiling light. Ample power points.

**Shower Room:** Fitted with a modern white 2 piece suite. Fully tiled shower cubicle with Triton shower. Vinyl floor covering. Radiator. Ceiling downlighters. Usual fitments including mirror fronted medicine cabinet.

**(Outside)**

Shared storage cupboard on ground floor. Shared drying green to rear. Exclusive outhouse. Ample on-street parking. Residents car parking permits are available from Aberdeen City Council.

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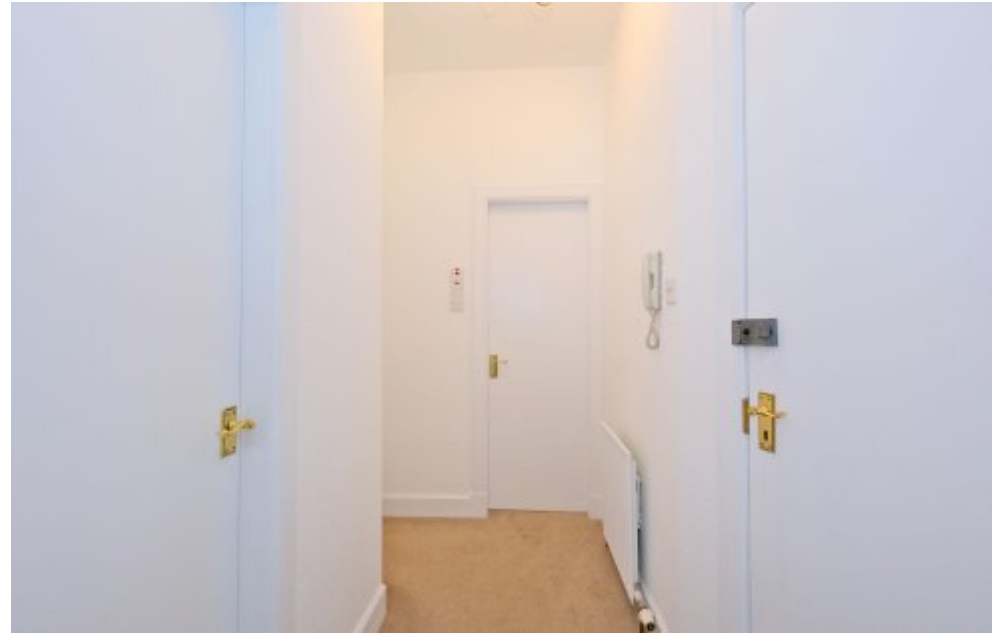
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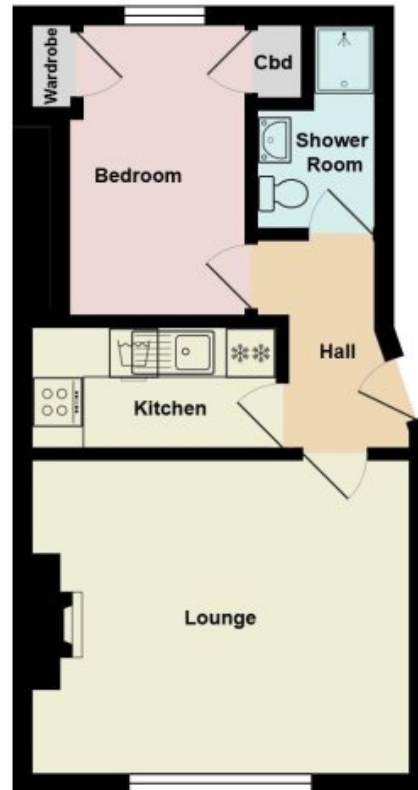
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12 Thomson Street



## Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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Plain speaking

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

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