



  
**grantsmith**  
LAW PRACTICE

45 Thistle Street, Aberdeen AB10 1UN  
£67,000 offers over

## Property summary

We are delighted to offer for sale this well presented **one bedroom top floor flat** forming part of a substantial granite and slate tenement tucked away in the heart of the City Centre. The property is in first class order throughout, fully double glazed with gas fired central heating. The accommodation comprises Entrance Vestibule, bright and spacious Lounge with large front facing window, good sized double bedroom with twin rear facing windows, well appointed Kitchen fitted with a range of fixtures and fittings and appliances and central Bathroom with 3 piece white suite and overbath shower. The tenement is well maintained internally and externally with access monitored by a security entry system. The property provides an excellent starter home or ideal Buy to Let investment opportunity.

**Location** Thistle Street is situated off Rose Street and only minutes walk from Union Street. Although extremely central and ideal for access to the City Centre amenities, the location is deceptively quiet and tranquil. Shopping Centres, bus and railway station, cinemas, theatre, museums, pubs, restaurants, nightclubs, parks and gardens are all within easy walking distance. The City's business locations and the Airport are easily accessed by road or rail.

### Other Information)

All quality fitted floor coverings, curtains and blinds and most kitchen appliances (where listed) are included in the sale. The additional furniture may be available by separate negotiation.

From the West End of Union Street turn into Rose Street and take the first turning on the left into Thistle Street. Number 45 is situated a short distance along on the left hand side.

## Full details

**Communal Entrance:** Well presented with carpeting and stair lighting. Newly installed hardwood front door and security entry system.

**Entrance Vestibule:** Hardwood front door with security chain and spyhole. Wood effect laminate flooring. Meters at high level. Ceiling light. Security entry telephone. Double power point.

**Lounge:** 4.34m x 3.65m (14'3 x 12') approx. A well proportioned bright and spacious "livingroom" with large front facing window. Curtains. Wood effect laminate flooring. Feature fireplace with marble hearth, tiled inset and wooden overmantel. Radiator. Ample power points. Telephone

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**Type:** Flat

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**Availability:** For Sale

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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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**Outside Space:** Shared Garden

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**Council Tax Band:** B

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point. TV aerial point. Ceiling light operated by dimmer switch. Space for small dining table and chairs. Doors to Entrance Vestibule and Kitchen.

**Kitchen:** 2.13m x 2.05m (7' x 6'9") approx. This well appointed kitchen is fitted with a range of base and eye level storage units with roll-top worktops. Ceramic tiles behind worktops. Stainless steel sink and drainer with mixer tap. Hygena gas hob with extractor hood above and oven below. Beko washing machine. Upright fridge/freezer. Central heating boiler. Ample power points. Ceiling light. Complimentary unit lighting. Door to Lounge.

**Double Bedroom:** 3.81m x 2.74m (12'6" x 9") approx A good sized Double Bedroom with twin rear facing windows both with curtains and blinds. Fitted carpet. Radiator. Ceiling light. Ample power points.

**Bathroom:** 2.05m x 1.65m (6'9" x 5'5") approx. Centrally located and fitted with a white 3 piece suite. Mira Vie shower over bath with full splashback tiling and shower screen. Ceramic tiling to dado height with co-ordinating ceramic floor tiles. Vanity mirror. Shelved storage cupboard. Extractor fan. Ceiling downlighters.

#### **(Outside)**

Ample on-street parking. Residents' car parking permit are available from Aberdeen City Council. Bin store.

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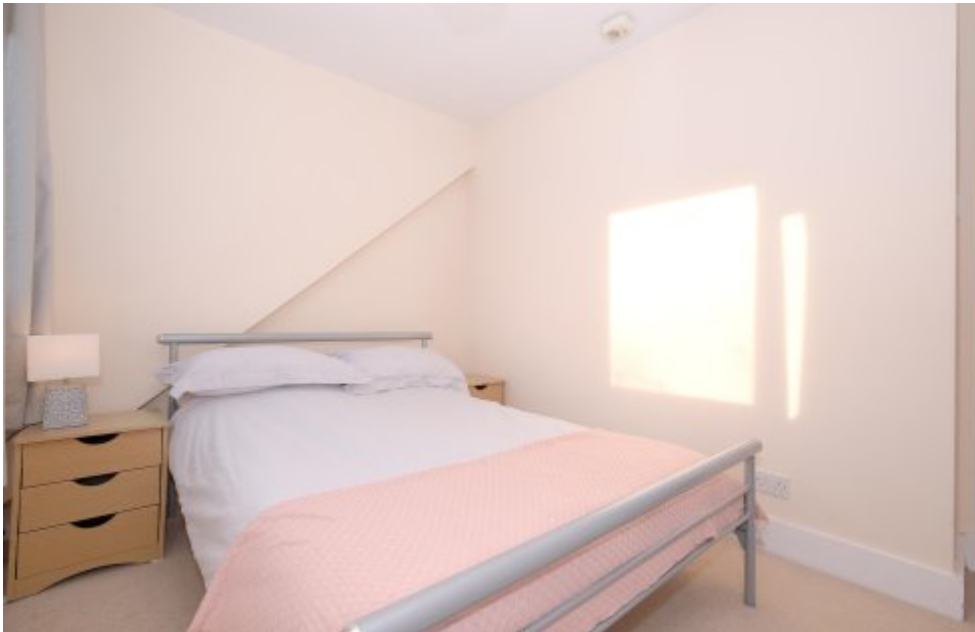
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**Council Tax Band:** B

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## 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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Experts who listen

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Full legal service

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## Get in touch

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

### Call us

Aberdeen: 01224 621620

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