



45 Thistle Street | Aberdeen | AB10 1UY

One Bedroom First Floor Flat in Desirable City Location

Offers Over £79,000

We are pleased to offer for sale this one bedroom first floor flat in an incredibly convenient and sought after city location. The property offers generous accommodation throughout finished in a stylish neutral decor and benefits from a west end location with many local amenities such as numerous independent stores and cafes right on its door step.

The accommodation comprises firstly of a bright lounge to the rear of the property flooded with natural light from the large window frames with the lovely traditional feature of wooden shutters. The room itself offers space for numerous lounge furnishings and has been finished in a neutral decor with vibrant feature wall creating a modern impression. The kitchen has been fitted with a range of neutral base and wall units with co-ordinating work surfaces offering ample storage and work surface space along with under counter space for appliances.

The bedroom is conveniently situated to the rear of the property and offers plentiful space for a variety of bedroom furniture along with a storage cupboard with hanging rail. Finally the bathroom offers a white suite comprising a w.c., hand wash basin and shower over bath.

The property would clearly be an ideal opportunity for a first time buyer or buy to let investor with internal viewing highly recommended

ACCOMMODATION

- Lounge
14''' x 13'7" (4.27m x 4.14m) approx.
- Kitchen
12'5" x 10'8" (3.79m x 3.25m) approx.
- Double Bedroom
15''' x 12'6" (4.57m x 3.81m) approx.
- Bathroom
8'7" x 6'7" (2.62m x 2.01m) approx.

Gas Central Heating

Double Glazing

Security Access

EPC Band D



Lounge



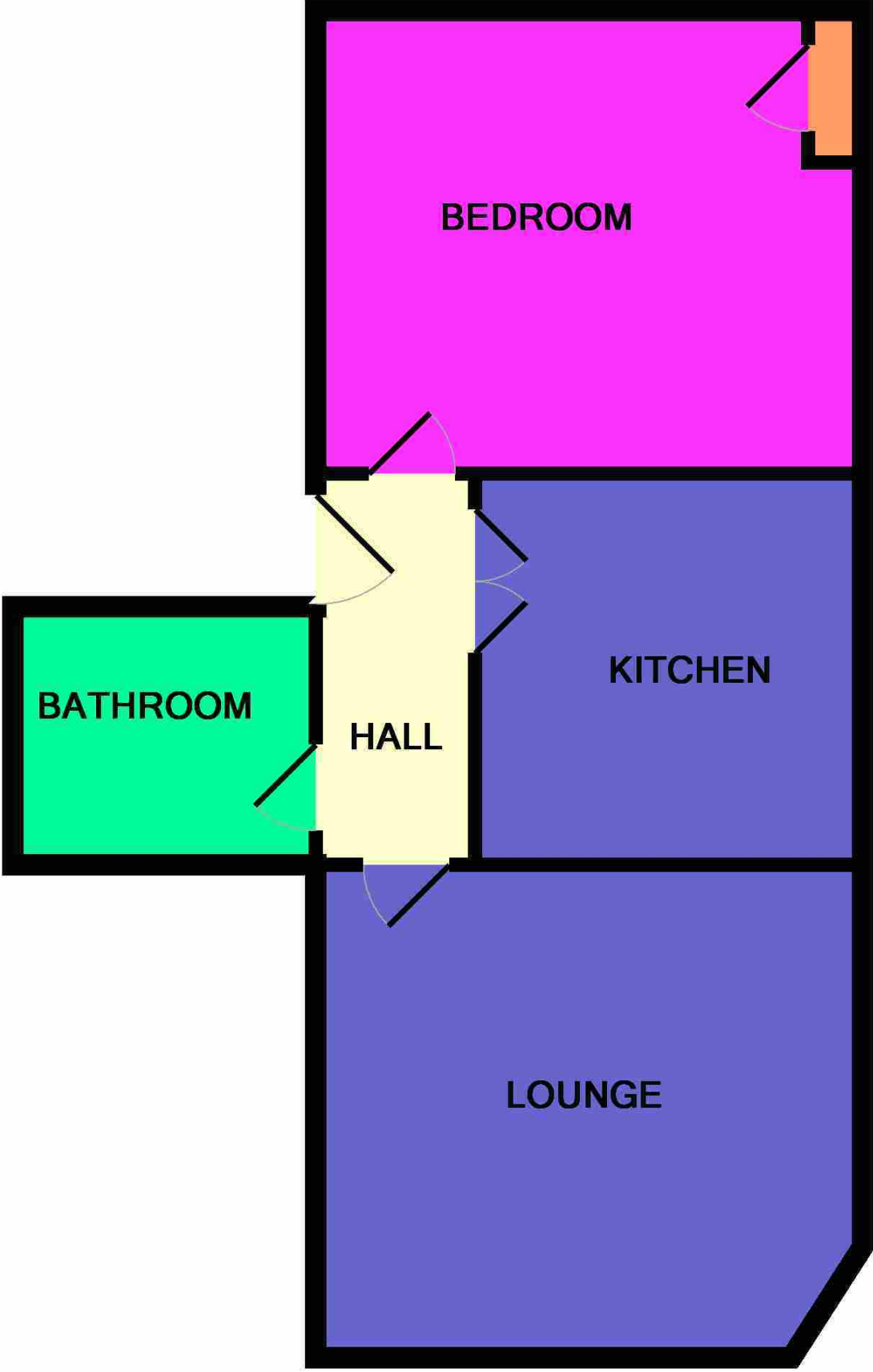
Kitchen



Double Bedroom



Bathroom



Floorplan

Property location



Directions From Holburn Junction travel east along Union Street and turn first left into Rose Street. Taking the first left onto Thistle Street, number 45 is on the left hand side a short distance along.

Location Thistle Street is located at the West End of Union Street and an excellent range of local shops, bars, restaurants, cafes and amenities are available in the city centre. Easy access is available to all parts of the city and excellent public transport is available nearby.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.