



38 Thistle Street, Aberdeen AB10 1XD

Offers over £86,000

WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT IN THE WEST END OF THE CITY

Stronachs



# 38 Thistle Street, Aberdeen AB10 1XD

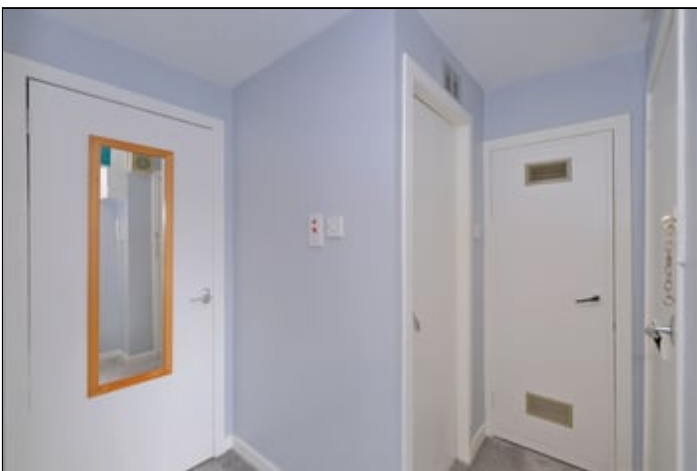
Offers over £86,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM TOP FLOOR FLAT, occupying the whole of the top floor of a traditional tenement building. Located in the centre of the West End, the property benefits from security entrance system, gas central heating and double glazing. The accommodation comprises: Entrance Hall; Lounge to front with great views over the rooftops; Kitchen to front; two Bedrooms to rear; and Bathroom. There is an exclusive store on the ground floor housing tumble drier, and further coal cellar in the basement.

Thistle Street is located in the heart of the West End, within walking distance of the City Centre with all its leisure facilities, and surrounded by bespoke small shops and restaurants. A recent press article highlighted the community feel in the area, with numerous family run independent outlets offering a eclectic mix of retail, food, clothing and cafes. The area is well served by public transport on nearby Union Street, and is within easy access of all areas of the City. This is an ideal first time purchase or investment opportunity.

## ENTRANCE HALL



Entered via solid door, the 'L' shaped Hall provides access to the remaining accommodation and has a ceiling light fitting, security entry system handset, high level meter cupboard, store containing boiler, and further store allowing hanging and shelf storage.

## LOUNGE 14' 8" X 12' 3" (4.47M X 3.73M)



Spacious light and airy Lounge with picture window to the front flooding the room with natural light and allowing views across the rooftops. Neutrally decorated there are both ceiling and wall lights, central heating radiator, smoke alarm, television point. Door to Kitchen.

## KITCHEN 9' 5" X 8' 3" (2.87M X 2.51M)



Accessed from the Lounge, the Kitchen is fitted with a range of wall and base units with complementing work surfaces and splashback panelling. Inset sink and drainer below window to front. Space for washing machine and fridge freezer. Integrated oven, hob and hood. Ceiling light fitting and central heating radiator.



### **BEDROOM 1 12' 4" X 11' 2" (3.76M X 3.40M)**



Double Bedroom with picture window to the rear of the property, benefiting from fitted drawer units with ample space for free-standing furniture. Ceiling light fitting, central heating radiator, and television point.

### **BEDROOM 2 8' 5" X 5' 9" (2.57M X 1.75M)**



Second Bedroom, again situated to the rear and benefiting from built-in storage. Ceiling light fitting and central heating radiator. Window to rear.

### **BATHROOM 6' 3" X 5' 4" (1.91M X 1.63M)**



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Ceiling light fitting, central heating radiator and recessed shelving.

## **EXTERNAL**

There is an exclusive store on the ground floor which has both power and light, and currently houses the tumble drier. There is another cellar in the basement. The garden to the rear is shared, with a shared wash house.

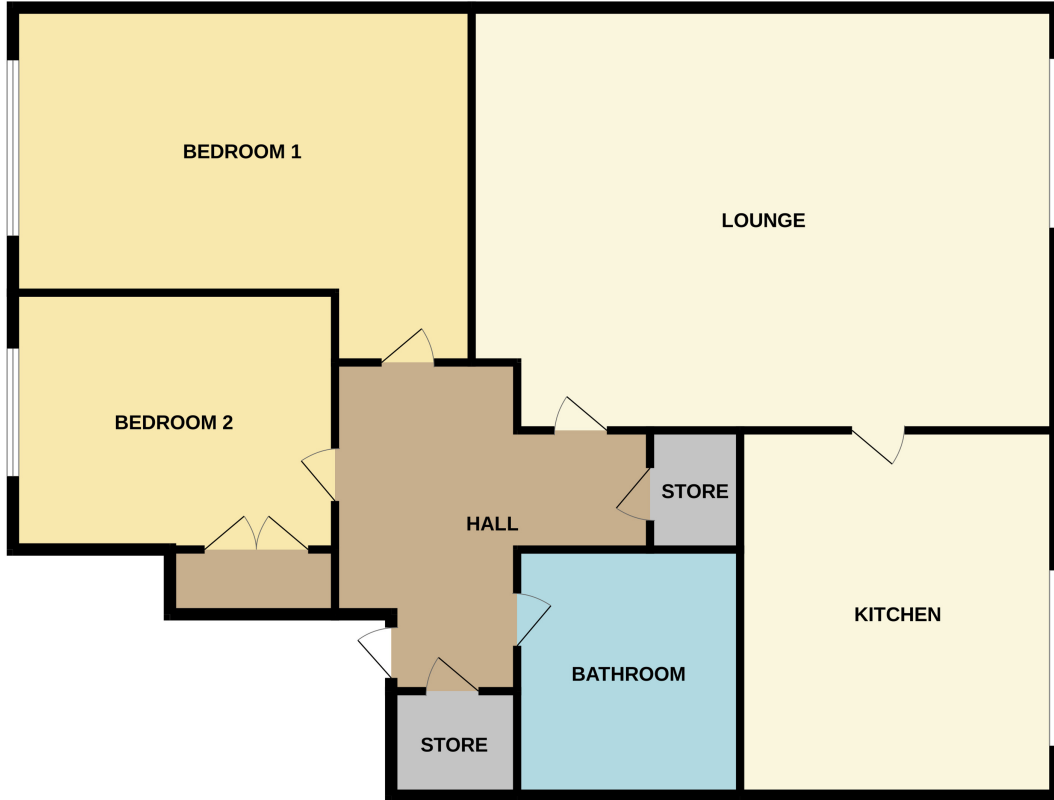
## **EXTRAS**

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom.

**COUNCIL TAX BAND - B**

**EPC BANDING - C**

38 THISTLE STREET



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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