

# 8 Thistle Place, Aberdeen, AB10 1UZ

Fixed Price  
**£100,000**

Under offer

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 37 m<sup>2</sup> 
 EPC D 
 Council Tax Band B



## Contact Seller

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## Contact Solicitor

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## Features



Garden

## Description

Enjoying a prime location tucked away in a quiet street where the city centre meets the West End, with a wealth of amenities on its doorstep including independent shops and a great range of restaurants, we are delighted to offer for sale this attractive **one bedroomed flat** forming part of a traditional granite tenement with lovely gardens to the front and rear. The bright and airy accommodation comprises of a welcoming hallway, a lounge with a peaceful aspect over the well maintained rear garden, a modern kitchen, a double bedroom with built-in storage facilities, and a centrally set bathroom. Outside, the property benefits from well maintained communal hallways protected by a security entry system and lovely gardens to the front and rear. Presented in fresh neutral décor and benefiting from gas central heating and double glazed windows, this appealing property will be of interest and early viewing is highly recommended.

The subjects enjoy easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools, and is also within walking distance of many of the city's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities are close at hand. Aberdeen city centre, with its wealth of amenities, is only a short distance from the property and public transport to many parts of the city is regularly available nearby.

**Hall** The welcoming hallway is finished in soft blue décor with laminate flooring which continues throughout the property. The electric meter and gas meter are housed in high level wall mounted cupboards. Security entry handset. Smoke detector.

**Lounge** 13'4" x 10'2" [4.08m x 3.12m] approx. Enjoying a lovely peaceful rear aspect over the well tended garden, this bright and airy lounge is finished in neutral décor with laminate flooring. There is ample space for a range of free standing furniture. TV point.

**Kitchen** 9'9" x 5'1" [3.02m x 1.57m] approx. The modern kitchen has a window to the side and is fitted with a good range of white wall and base units topped with wood effect work surface and edged with white tiled splashback. A bowl shaped stainless steel sink with mixer tap is nicely placed below the window and there is an integrated electric hob with extractor above and oven below, a free standing fridge/freezer and a free standing washing machine. Built-in shelving provides additional handy storage.

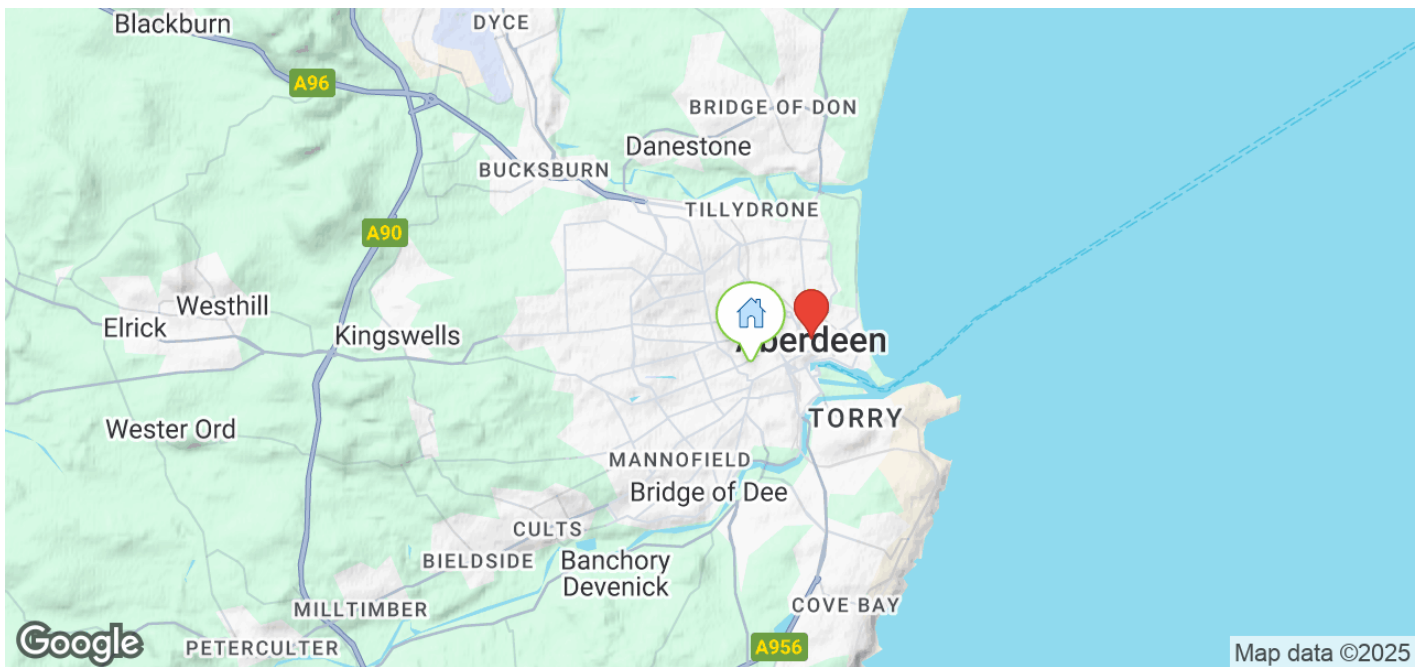
**Bedroom** 11'3" x 8'3" [3.45m x 2.53m] approx. A lovely double bedroom with an outlook over the front garden. Excellent storage is provided by a large fitted triple wardrobe with mirrored sliding door and the décor is in soft blue and white with laminate flooring. Telephone point.

**Bathroom** 8'0" x 4'3" [2.44m x 1.30m] approx. Centrally set, the bathroom is fitted with a white three piece suite comprising of a w.c., pedestal wash hand basin and bath with electric shower and shower curtain. There is an extra deep storage cupboard, a mirrored cabinet and a chrome heated towel rail. Extensive white tiling and fresh décor.

**Outside** The communal hallways are very neat and tidy with painted wooden panelling to walls and carpeting throughout. The building is protected by a security entry system. The property enjoys a very pretty and well tended rear garden mainly laid to lawn with evergreen shrubs and seasonal flowers. There is a paved patio to enjoy relaxing outdoors and a storage outhouse in excellent condition. To the front is an additional area of well maintained garden and a central path leads to the main entrance of the building.

**Notes** Gas central heating. Double glazing. EPC=D. The property will be sold inclusive of all fitted floor coverings, most light fittings, curtains and blinds along with appliances.

The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.



### View this property here

<https://www.aspc.co.uk/search/property/357415/8-Thistle-Place/Aberdeen/>

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