



MAISONETTE ON TWO FLOORS

118 THISTLE COURT
ROSE STREET, ABERDEEN
AB10 1SE

HALL

LOUNGE

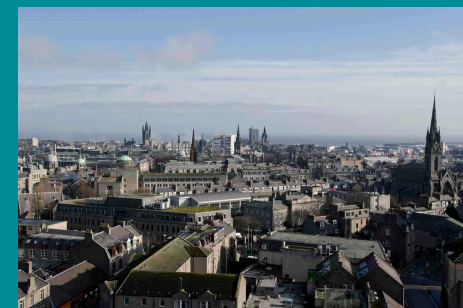
DINING KITCHEN

2 DOUBLE BEDROOMS

SHOWER ROOM

DOUBLE GLAZING

ELECTRIC HEATING



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£70,000

DESCRIPTION

We present for sale this spacious well laid out two bedroomed maisonette which enjoys a prime city centre location. Benefitting from full double glazing and electric heating, the apartment whilst not suitable for mortgage lending purposes, provides a good standard of accommodation and represents the ideal choice for the buy to let investor or cash buyer. The accommodation comprises hall with storage cupboards and two good sized double bedrooms on the lower floor, whilst on the upper floor are a spacious lounge, good sized bright dining kitchen and large shower room, fully tiled and featuring quality suite in white. The property which enjoys superb views over the city is to be sold complete with all fitted floor coverings, curtains, blinds, light fittings and integrated appliances, and is well worth viewing.

LOCALITY

This tidy property is conveniently positioned in the heart of Aberdeen City Centre close to the numerous local amenities on offer, including shops, recreational activities, wine bars, restaurants, cultural pursuits and public transport.

HALL

With wood effect UPVC security door and featuring two shelved storage cupboards, one housing the electricity fuse boxes etc. Smoke detector. Laminate floor.

DOUBLE BEDROOM 1

A spacious double bedroom, carpeted and with door giving access to balcony.

15'1" x 9" approx

DOUBLE BEDROOM 2

Another spacious double bedroom with built in shelved storage cupboard and laminate wood floor. Triple spotlight. Curtains.

10'8" x 10" approx

UPPER FLOOR

A carpeted turned staircase leads to the upper floor landing which is L-Shaped and fitted with shelved cupboard and further deep cupboard housing the hot and cold water tanks. Smoke Detector. Door entry handset.

LOUNGE

A generously sized lounge, carpeted and with curtains and pelmets. Television aerial point. Door giving access to balcony. Telephone point.

17" x 12" approx

DINING KITCHEN

A bright dining kitchen fitted with a range of floor and eye level units with contrasting work surfaces and carbonite sink and drainer with mixer tap. Integrated electric hob, oven and extractor hood. Laminate flooring.

12" x 7'6" approx

SHOWER ROOM

A most attractive shower room, fully tiled and fitted with modern suite in white comprising WC wash hand basin on pedestal and corner shower cabinet with curved glazed doors housing Triton instant electric shower. Wall mounted mirrored medicine cabinet, large mirror and all usual fittings to remain. Ceiling downlighters. Tiled floor.

7'5" x 5'8" approx

DIRECTIONS

From the west end of Union Street take the last turning on the right into Rose Street, and Thistle Court is ahead on the right hand side.

VIEWING

Contact Selling Agents

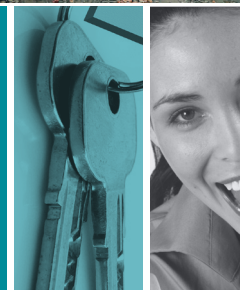
DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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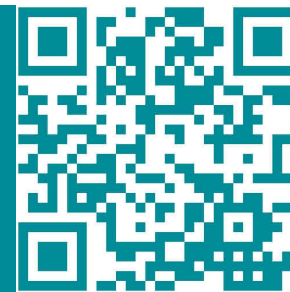
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