



42 Thomson Street, TFL, Rosemount,
Aberdeen, AB25 2QP

Offers Over £75,000

peterkins



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- Top Floor Flat Ideal for a First-Time Buyer or Buy-To-Let Investor
- Bright & Airy Living Room
- Fitted Kitchen with Appliances
- One Double Bedroom
- One Single Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Shared Rear Garden
- Exclusive Storage Cellar
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 22855/22

EPC: C

Council Tax: Band C

Tenure: Ownership

Description:

We have the pleasure in offering for sale this **two-bedroom top floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. The property is situated close to all local amenities and would make the ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; bright and airy living room with a feature fireplace; fitted kitchen with appliances; one double bedroom; one single bedroom; bathroom with an over bath shower. Outside there is a shared rear garden, exclusive storage cellar and on street permit parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale. **Note:** The furniture and furnishings can also be included in the sale.

Location:

Thomson Street is situated in the Rosemount area of the city and is well known for the wide variety of independent shops and express supermarkets close by. The open spaces and lovely garden areas in Victoria Park is on the doorstep of the flat and Westburn Park is also a very short walk away. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex, whilst there are excellent public transport links nearby. Most parts of the city are readily and easily accessible via good road links.

Directions:

From the West End of Union Street, take the last turning on the right into Rose Street and continue to the end, proceeding ahead at the traffic lights into Esslemont Avenue. Turn left at the T-junction into Rosemount Place, then take the third right onto Thomson Street. Number 42 is situated towards the end of the road on the right as indicated by our "For Sale" sign.

Entrance:

The shared entrance is accessed via a security door entry system and has a staircase leading to all floors.

Hallway:

A hardwood exterior door with fanlight gives access to the hallway; high level cupboard housing the gas and electric meters; wall mounted security entry handset and central heating controls; coat hooks; radiator; two wall lights; smoke detector; laminate flooring.

Living Room: 12'1 x 11'11 (3.98m x 3.64m) approx.

Bright and airy living room with a lovely bay dormer window to the front of the flat; feature fireplace with tiled inset and hearth complete with an electric fire; glass shelved alcove with a built-in low-level storage cupboard below; two wall lights; radiator; smoke detector; pendant light fitting; laminate flooring.

Kitchen: 11'7 x 4'0 (3.53m x 1.22m) approx.

The kitchen is fitted with base and wall mounted cabinets; co-ordinated work surface and ceramic splashback tiling; stainless steel sink and drainer; ceramic hob; built-in oven; fridge; washing machine; central heating boiler; window overlooking the shared rear garden fitted with a roller blind; heat detector; halogen light fitting; vinyl flooring; door leading to bedroom 2.



Bedroom 1: 10'4 x 8'5 (3.14m x 2.56m) approx.

Good sized double bedroom with a window to the rear of the flat fitted with a roller blind; built-in wardrobe with sliding doors providing good hanging and storage space; spotlight fitting; laminate flooring.

Bedroom 2: 8'4 x 7'1 (2.53 x 2.15m) approx.

The second single bedroom has a rear garden aspect and is accessed from the kitchen; window fitted with a roller blind; radiator; halogen light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath mixer shower and glass shower screen; ceramic wall tiles around suite; shaver light and socket; display shelf; wall mounted mirror; built-in storage cupboard; "Dimplex" wall heater; ceiling light fitting; under floor heating; floor tiles.

Outside:

To the rear there is a shared garden which is mainly laid to grass with a drying green and exclusive storage cellar. In addition, there is a shared cupboard on the half landing.

Parking:

There is ample on street parking available on Thomson Street, residents can apply for a permit through Aberdeen City Council for an annual fee.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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