

FOR SALE



Thomson Street FFL, Aberdeen

1 Bedroom, 1 Bathroom, Apartment

Offers Over £85,000

MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Spacious 1 Bed Flat
- Close to City Centre
- Local Amenities Close by
- Shared Communal Garden

Terrific Thomson Street this well-presented first floor flat situated within the ever-popular Rosemount area of Aberdeen, offers an excellent opportunity for first-time buyers, professionals and buy-to-let investors seeking a property in a highly convenient city location. Forming part of a traditional granite tenement on a quiet, tree-lined street, the property enjoys the character and charm associated with this established residential area, while benefitting from easy access to a wide range of everyday amenities.

Ideally positioned for enjoying all that Rosemount has to offer, with an excellent selection of independent shops, cafés, supermarkets and local services available nearby on Rosemount Place. Within walking distance of Aberdeen city centre, making it particularly attractive for commuters.

For outdoor recreation, both Victoria Park and Westburn Park are close at hand, providing attractive green spaces, leisure facilities and pleasant walking routes.

The location is especially well suited to healthcare professionals, students and academics, with the Foresterhill Health Campus, including Aberdeen Royal Infirmary, within easy reach, while the city's universities and wider transport network are also readily accessible. Regular public transport services operate nearby, and excellent road links connect to many parts of the city and beyond. Combining a desirable Rosemount address with strong local amenities and superb accessibility, this property represents a fantastic lifestyle and investment opportunity in one of Aberdeen's most sought-after residential districts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM The living room is a bright and inviting reception space, beautifully presented in contemporary tones and enjoying an abundance of natural light from the large front-facing window. Generously proportioned, the room offers ample space for a full range of lounge furnishings and provides an ideal setting for both everyday relaxation and entertaining. The tasteful décor and attractive focal wall add a stylish finish, creating a comfortable and welcoming living environment.

KITCHEN The kitchen is fitted with a range of modern wall and base units providing excellent storage, complemented by ample work surface space and a bright, neutral finish. A large window allows for a good degree of natural light, creating an airy and welcoming feel, while the layout has been thoughtfully designed to offer both practicality and everyday convenience. There is also space to accommodate a dining table and chairs, making this an ideal kitchen for both day-to-day living and informal dining.

BEDROOM A bright and well-presented double bedroom, thoughtfully designed to maximise both comfort and practicality. The room is fitted with attractive built-in storage incorporating overhead cupboards and wardrobes, providing excellent space-saving solutions while maintaining a clean and streamlined finish. A large window allows for a good degree of natural light, creating a pleasant and airy

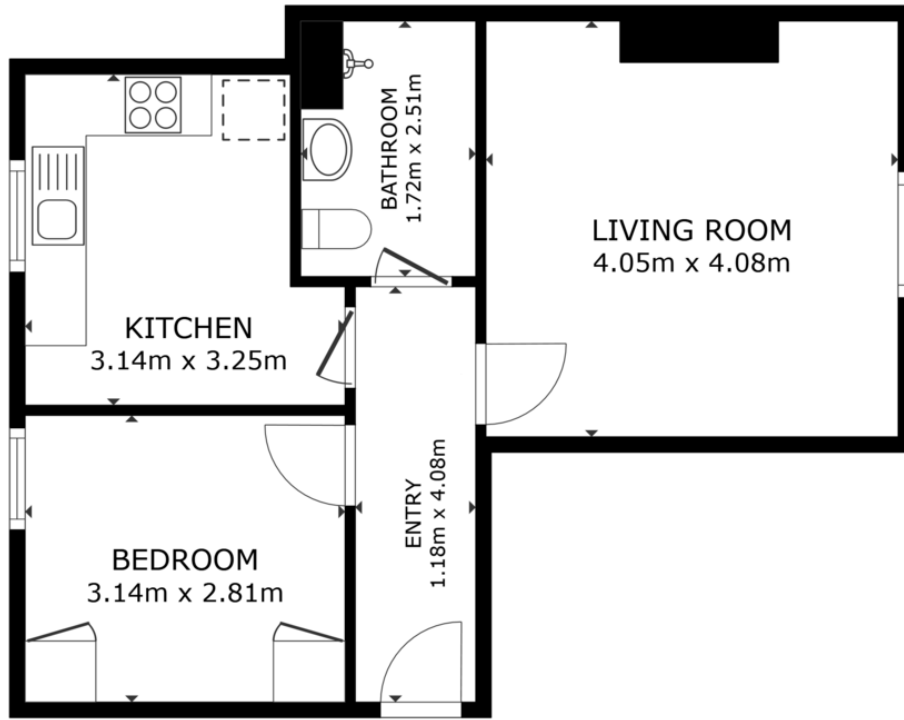


atmosphere, while the neutral décor enhances the sense of space. This is a well-proportioned room, ideal as a comfortable main bedroom or guest accommodation.

BATHROOM The bathroom has been finished in a modern style and is fitted with a white three-piece suite comprising a wash hand basin set within vanity storage, WC and bath, together with a separate shower enclosure. Contemporary wall finishes and recessed ceiling spotlights create a bright, clean and stylish appearance, while the layout has been designed with both comfort and practicality in mind. Well presented throughout, this is an attractive and functional bathroom ideally suited to modern living.

SHARED GARDEN To the rear of the property there is access to a well-maintained shared garden, providing an attractive outdoor space for residents to enjoy. Laid mainly to lawn and bordered by mature trees and established greenery, the garden offers a pleasant degree of privacy and a peaceful setting away from the bustle of the city. This charming communal area is ideal for enjoying the outdoors, relaxing in fine weather or making use of additional external space within this popular residential location.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 45.1 m²
TOTAL : 45.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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