

# Thistles

www.thistlesestateagents.co.uk

info@thistlesestateagents.co.uk

01224 600131

## Deansloch Terrace, Aberdeen, AB16 5SL

£118,000



### Full Description

Spacious, two bedroom End-Terraced House is available for sale in the Northfield area of Aberdeen City. The accommodation comprises of: entrance hallway with storage cupboard; large lounge/ diner; fitted kitchen with a range of wall and base units; two double bedrooms (one with storage); shower room with a 3 piece white suite; loft. Externally well maintained front garden which has been utilised as a driveway for 3-4 cars and access to a single detached garage. To the rear an extensive fully enclosed garden with patio and lawn area. The property enjoys benefits of electric heating, double glazing. Northfield is located to the North of the city and has easy access to other areas of the city on Anderson Drive. The area has an array of local amenities include local shops, a nursery, primary and secondary

### Features

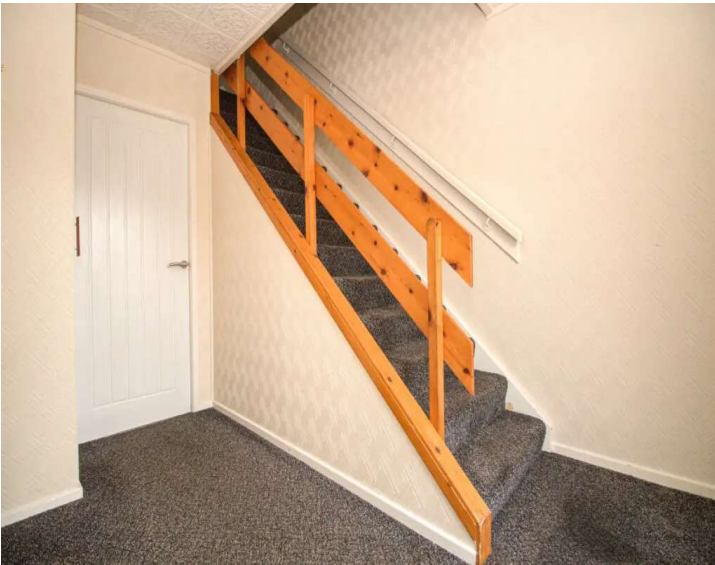
- Two Double Bedrooms
- Single Garage
- Fully Enclosed Rear Garden
- End Terrace House
- Electric Heating
- Modern Shower Room
- Spacious Accommodation

### Contact Us

schooling. Regular bus links within easy walking distance. This location is very convenient for Aberdeen Airport, Aberdeen Royal Infirmary and Industrial estates in Bridge of Don and Dyce.

**Thistles Estate Agents**  
23 Rubislaw Den North, Aberdeen  
AB15 4AL  
T: 01224 600131  
E: [info@thistlesestateagents.co.uk](mailto:info@thistlesestateagents.co.uk)







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

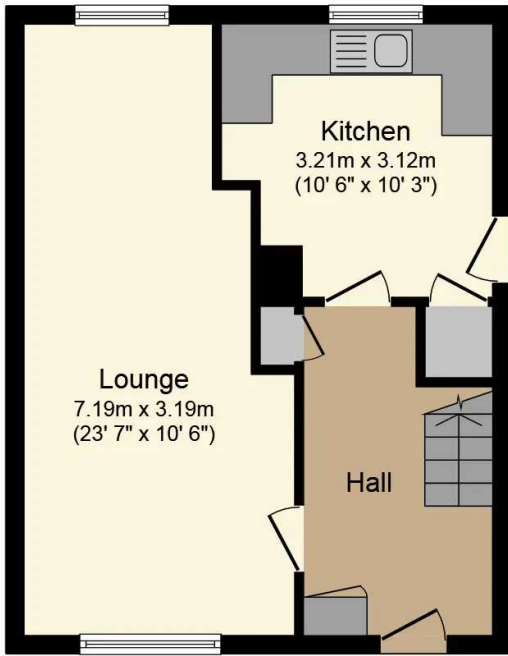
England, Scotland & Wales EU Directive 2002/91/EC 

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

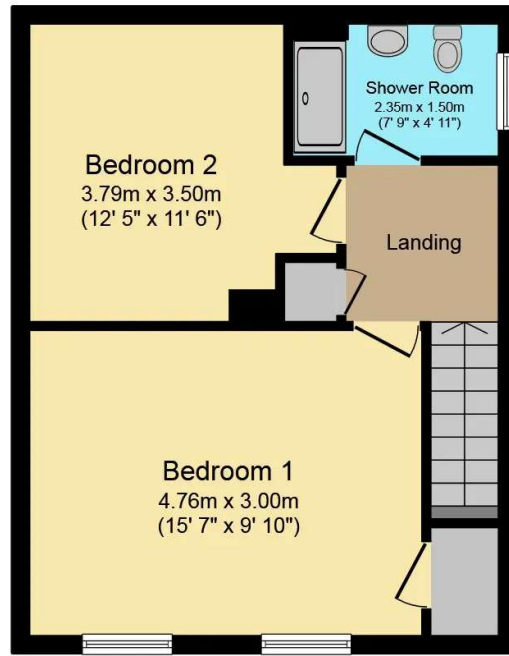
England, Scotland & Wales EU Directive 2002/91/EC 





### Ground Floor

Floor area 39.7 sq.m. (427 sq.ft.) approx



### First Floor

Floor area 39.7 sq.m. (427 sq.ft.) approx

Total floor area 79.4 sq.m. (854 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX