



Virtual Furniture

9 Strachan Mill Court, Leadsid Road,
Aberdeen, AB25 1TX

Fixed Price £45,000

peterkins



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Road, Aberdeen, AB25 1TX

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- Bright & Airy Third Floor Apartment
- Modern Retirement Development for the Over 60's
- Generously Proportioned Living Room
- Well Equipped Kitchen with Appliances
- One Double Bedroom with a Built-In Wardrobe
- Modern Shower Room
- Electric Storage & Panel Heating
- Double Glazing
- Lift Access to All Floors
- Resident's Parking & On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 39760/3

EPC: Band C
Council Tax: Band C
Floor Area: 49m²

Description:

We are delighted to present for sale this bright and airy **one bedroom apartment which is located on the 3rd floor of a modern retirement development for the over 60's** within the Rosemount area of the city. The development is managed by Lorimer Property Group CoVault (Glasgow) who provide a warden service with emergency pull chords in every room within the apartment. Residents also have the benefit of a large meeting area ideal for social events. There is a guest room available to visitors and if family are visiting which is serviced by the warden and available to book at a small nightly charge per person. There are two waste chutes on every floor with a larger refuse store at ground level and a maintenance charge is levied for the upkeep of the lifts and the common areas, which also covers buildings insurance. The accommodation comprises of: Entrance with lift access to all floors; hallway with good storage; generously proportioned living room; well equipped kitchen with appliances; one double bedroom with a built-in wardrobe; modern shower room. Outside there is resident's parking and on street permit parking. Heating is provided by electric storage and panel heaters, and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Leadside Road is located in the popular Rosemount district with a wealth of amenities locally including excellent shopping facilities, public transport services and public parks. The property is also within easy walking distance of the City Centre with all its associated amenities. The Foresterhill Hospital complex is also within easy reach.

Directions:

Travelling from Union Street proceed onto Union Terrace, at the traffic lights turn left onto Rosemount Viaduct. Continue ahead through the traffic lights and exit next left onto Leadside Road and the development is situated on the left-hand side.

Entrance:

The building is accessed via a security entry system.

Hall:

A hardwood exterior door with a circular glazed panel gives access to the hall; walk-in storage cupboard; further built-in shelved storage cupboard housing the consumer unit; wall mounted door entry system; electric storage heater; smoke detector; pendant light fitting; fitted carpet; glass panelled door to the living room.

Living Room: 13'5 x 11'4 (4.10m x 3.45m) approx.

The generously proportioned living room features angled windows with a lovely open outlook fitted with inset "Venetian" blinds; feature oak fireplace complete with an electric fire; television point; telephone point; electric storage heater; smoke detector; three branch ceiling light fitting; fitted carpet; door leading to the kitchen.

Kitchen: 15'5 x 5'10 (4.71m x 1.78m) approx.

The well equipped kitchen is fitted with an excellent range of base and wall mounted cabinets with co-ordinated work surfaces and upstands; stainless steel sink and drainer with a mixer tap; electric cooker with a mirrored splashback behind; washing machine; fridge/freezer; large built-in cupboard housing the water tank; electric storage heater; extractor fan; heat detector; florescent strip light fitting; vinyl flooring.

Bedroom 1: 13'6 x 8'9 (4.12m x 2.67m) approx.

Spacious double bedroom with a lovely open aspect; window fitted with inset "Venetian" blinds; built-in wardrobe with sliding mirrored doors provides good hanging and storage facilities; television point; electric panel heater; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and an aqua panelled shower cubicle complete with an electric shower; chrome ladder style towel rail; wall mounted mirror; glass display shelf; chrome fixtures and fittings; ceiling light fitting; vinyl flooring.

Outside:

There is shared resident's parking to the front and side of the building. In addition, there is on street permit parking, residents can apply for a permit from Aberdeen City Council for which an annual charge is applicable.



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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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