



17 Midsocket Mews, Aberdeen
AB15 5FG

Offers Over £50,000
£25,000 BELOW VALUATION,
AS AT 26.02.2025

peterkins



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- Second Floor Retirement Flat
- Independent Living for the 55's and Over
- Bright & Airy Living Room
- Fitted Kitchen with Appliances
- One Double Bedroom
- Modern Shower Room
- Resident's Lounge
- Security Entry System
- Electric Heating
- Double Glazing
- Communal Landscaped Garden Grounds
- Residents' Car Park

Viewing contact Peterkins
(01224) 428100

Ref: 44774/5

EPC: C

Council Tax: Band C

Floor Area: 45m²

Description:

We are delighted to offer for sale this fantastic **one bedroom second floor retirement flat** which is situated on the second floor of a purpose-built development conveniently located close to local amenities. The small development offers an independent lifestyle for the 55's and over and boasts a residents' lounge which holds regular social events, a visitor's bedroom and an on-site manager who is available from 8am to 4pm throughout the week. There are also pull cord alarms in each room of the flat which are connected to an on-call service for out of hours emergencies. The well proportioned accommodation comprises of: Entrance hallway; bright and airy living room; fitted kitchen with appliances; one double bedroom; modern shower room. The property benefits from a security entry system, electric heating and double glazing. Outside the communal areas are well maintained and there are attractive landscaped gardens and to the rear there is a convenient residents' car park. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

From the west end of Union Street, exit onto Rose Street and at the traffic lights, continue onto Esslemont Avenue. Follow the road to the T-junction and turn left onto Rosemount Place. Continue through the crossroads and traffic lights and bear right onto Mid Stocket Road. Midsocket Mews is the first development on the right.

Directions:

Midsocket Mews is located in Aberdeen's West End and is situated minutes from Aberdeen's thriving City Centre where there are an excellent range of shopping and recreational amenities. Victoria and Westburn parks together with the specialist shops in Rosemount are also located within walking distance. An excellent public transport system provides easy access to most parts of the city.

Entrance:

The communal hallway is well maintained and protected by a security entry system. There are stairs and a lift to all floors.

Hallway:

A hardwood exterior door gives access to the hallway; built-in storage cupboard; wall mounted door entry handset; electric heater; smoke and CO detectors; pendant light fitting; fitted carpet.

Living Room: 14'9 x 13'9 (4.49m x 4.20m) approx.

Bright and airy living room with three windows facing the rear of the development; electric heater; smoke detector; ceiling cornice; pendant light fitting; fitted carpet; sliding door to the kitchen.

Kitchen: 10'10 x 5'6 (3.30m x 1.67m) approx.

The kitchen is fitted with a good range of oak effect base and wall mounted cabinets linked by co-ordinated works surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; ceramic hob; built-in oven; washing machine; fridge; window to rear of the flat; electric heater; extractor fan; heat detector; pendant light fitting; vinyl flooring.



Bedroom: 11'9 x 10'0 (3.57m x 3.05m) approx.

Spacious double bedroom with a large walk-in wardrobe housing the hot water tank; window to the rear of the development; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprises of: W.C., wash hand basin set into a vanity unit; double length shower enclosure fitted with an electric shower; aqua panelled walls around suite; shaver point; wall mounted mirror; chrome ladder style heated towel rail; ceiling light fitting; vinyl flooring.

Outside/Parking:

The development has well maintained landscaped grounds which are maintained under a factoring and management agreement. There is also a residents' car parking area to the rear of the building.



Do you want the best mortgage for you?

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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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