



9 Dunmail Manor, Dunmail Avenue,
Cults, Aberdeen, AB15 9LW

Fixed Price £99,900

peterkins



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- Appealing Ground Floor Flat
- Independent Living for 55's and Over
- Freshly Decorated Throughout
- Generously Proportioned Living Room
- Well-Equipped Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Security Entry System
- Electric Storage & Panel Heaters
- Double Glazing
- On-Site Warden
- Landscaped Garden Grounds
- Resident's Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47859/1

EPC: Band C

Council Tax: Band D

Tenure: Ownership

Description:

We have the pleasure in offering for sale this freshly decorated **two-bedroom ground floor flat** which forms part of a purpose-built courtyard style development. The property is designed for easy, independent living for residents **aged 55 or over** and benefits from a security entry system, on-site warden and emergency pull cords in every room. The spacious accommodation comprises of: Hallway with good storage; generously proportioned living room; well-equipped kitchen; two double bedrooms with built-in wardrobes; modern shower room. Outside there are landscaped garden grounds and residents parking. Heating is provided by electric storage/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:

Cults is one of Aberdeen's most exclusive and prestigious suburbs lying to the west of the city at the gateway to Royal Deeside. Easy commuting to the City Centre and suburbs is easily accessible and for those wishing public transport to the City Centre, the North Deeside Road provides a direct route. A host of amenities is available in the area particularly for the sporting enthusiast, namely golfing, fishing, walking etc. and further into the Grampian hills walking and skiing. Cults has a choice of specialist and convenience shops, a post office, bank, health centre, community and leisure facilities and a wealth of picturesque woodland and riverside walks.

Directions:

Leaving the City Centre travel west along North Deeside Road and continue past the Cults Hotel on the right, through the traffic lights at Kirk Brae then turn left onto Dunmail Avenue. Dunmail Manor is situated on the right-hand side of the road and number 9 is identified by our "For Sale" sign.

Entrance:

The well-maintained shared entrance is protected by a security entry system. Stairs and a lift give access to all floors.

Hallway:

An exterior door with glazed side panel gives access to the hallway; two large built-in storage cupboards; wall mounted security door entry handset; electric storage heater; smoke detector; two pendant light fittings; fitted carpet.

Living Room: 14'9 x 10'4 (4.49m x 3.15m) approx.

Generously proportioned living room with two windows to the side of the building; electric storage heater; smoke detector; ceiling cornice; three branch ceiling light fitting; fitted carpet; door leading to the kitchen.

Kitchen: 9'3 x 5'1 (2.83m x 1.56m) approx.

The well-equipped kitchen is fitted with a range of beech effect wall and floor mounted cabinets linked by co-ordinated works surfaces and ceramic wall tiles; stainless steel sink and drainer; ceramic hob with an extractor hood above; built-in oven; fridge; washer dryer; integrated microwave; window with a side aspect fitted with a roller blind; extractor fan; heat detector; fluorescent strip light; vinyl flooring.



Bedroom 1: 12'1 x 8'8 (3.68m x 2.63m) approx.

Bright and airy double bedroom with a side aspect; two windows; wall-to-wall built-in wardrobes with sliding mirrored doors provide great hanging and storage space; electric panel heater; pendant light fitting; fitted carpet.

Bedroom 2: 11'8 x 9'3 (3.56m x 2.81m) approx.

The good sized second double bedroom has a full-length window to the side of the flat; built-in wardrobe with sliding mirrored doors; 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 with pedestal and a large aqua panelled shower enclosure complete with an electric shower; shaver point; wall mounted mirror and mirrored medicine cabinet; extractor fan; pendant light fitting; anti-slip flooring.

Outside:

The property is set within beautiful, landscaped garden grounds. Outside the main entrance, there are attractive flower beds and shrubbery borders with seating areas.

Parking:

There are resident parking areas to the front and sides of the development.

Other Information:

The development is run by a dedicated House Manager and benefits from a large resident's lounge with a communal kitchen facility and two spacious guest bedrooms for visitor's use.

Residents pay an annual service charge to cover the on-site warden service, 24-hour emergency call service, buildings insurance, the communal electricity, cleaning, general maintenance of common areas and ground maintenance.



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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