



80 Whinhill Gate, Ferryhill,
Aberdeen, AB11 7WF

Offers Over £95,000

peterkins



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- First Floor Retirement Apartment
- Generously Proportioned Living/Dining Room with “Juliette” Balcony
- Well-Equipped Kitchen
- One Double Bedroom
- Shower Room
- Electric Heating
- Double Glazing
- Security Entry System
- Communal Landscaped Garden Grounds
- Resident’s Car Park

Viewing contact Peterkins
(01224) 428100

Ref: 42657/5

EPC: C

Council Tax: D

Tenure: Ownership

Description:

We have the pleasure offering for sale this superb **one-bedroom first floor retirement apartment** which forms part of the exclusive Whinhill Gate development built by McCarthy & Stone. The development is set within beautifully maintained landscaped garden grounds and provides comfortable, easy living for the over 55s (where at least one occupant is 60 years or older). The flat itself is presented in good condition and offers spacious accommodation comprising of: Entrance hallway; generously proportioned living/dining room with “French” doors leading out to a “Juliette” balcony; well-equipped kitchen; spacious double bedroom with a built-in wardrobe; shower room. The property benefits from a security entry system, electric heating, double glazing and a residents’ car park. In addition, there is a pull-cord alarm system in the rooms providing 24-hour care to residents with an on-site manager available during office hours. All floors in the building are accessed via a lift, and residents can enjoy the use of the large communal lounge, laundry room and guest suite. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Ferryhill is a popular residential area which is within easy walking distance of the City Centre, the bus and railway stations and the open spaces of the Duthie Park and award-winning Winter Gardens. The area has its own charming identity with local shops, a library, community centre, sports facilities and a regular bus service.

Directions:

From the West End of Union Street turn left onto Holburn Street and at the Great Southern Road roundabout take the first exit onto Fonthill Road. Proceed to the traffic lights and turn left onto Whinhill Road, then take the first left onto Whinhill Gate. Number 80 is located on the first floor within the retirement complex.

Entrance:

The well-maintained building is accessed via a security entry system. There is also a wonderful communal lounge, laundry room and guest suite.

Hallway:

A hardwood exterior door gives access to the hallway; built-in cupboard housing the electric meter and hot water tank; wall mounted security door entry handset; smoke detector; ceiling cornice; spotlight fitting; fitted carpet.

Living/Dining Room: 18’4” x 10’8” (5.95m x 3.24m) approx.

Generously proportioned living/dining room featuring “French” doors which lead out to a “Juliette” balcony providing a lovely outlook over the communal landscaped garden grounds to the front of the building; two wall lights; electric panel heater; smoke detector; ceiling cornice; fitted carpet; glass double doors lead through to the kitchen.

Kitchen: 8’11” x 7’5” (2.72m x 2.27m) approx.

Well-equipped kitchen fitted with a range of base and wall mounted cabinets linked by coordinated work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in oven; fridge/freezer; window to the front of the property fitted with a roller blind; electric panel heater; heat detector; spotlight fitting; anti-slip flooring.



Bedroom: 15'5" x 9'3" (4.70m x 2.83m) approx.

Spacious double bedroom with a window overlooking the front communal landscaped gardens; built-in wardrobe with mirrored bi-folding doors; two wall lights; electric panel heater; ceiling cornice; fitted carpet.

Shower Room:

The fully tiled shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and an aqua panelled corner shower unit complete with an electric shower; wall mounted mirror, shaver light/socket and mirrored medicine cabinet; further vanity unit; wall heater; extractor fan; spotlight fitting; vinyl flooring.

Outside:

There are beautiful, landscaped garden grounds and seating areas around the development.

Parking:

The shared residents' car park is located to the side of the building.



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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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