

71 Whinhill Gate, Ferryhill,
Aberdeen, AB11 7WF

Offers Over £100,000

peterkins













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- Delightful First Floor Retirement Apartment
- Well-Appointed Living/Dining Room with "Juliette" Balcony
- Modern Kitchen with Appliances
- One Double Bedroom with Built-In Wardrobes
- Attractive Shower Room
- Security Entry System
- Electric Heating
- Double Glazing
- Communal Landscaped Garden Grounds
- Residents' Car Park

Viewing contact Peterkins
(01224) 428100

Ref: 48561/1
EPC: C
Council Tax: Band D
Tenure: Ownership

Description:

We are delighted to present for sale this delightful **one-bedroom, first-floor retirement apartment** which forms part of the exclusive Whinhill Gate development built by McCarthy & Stone. Nestled inside beautifully landscaped garden grounds, this property offers comfortable, independent living designed specifically for the over-55s (requiring at least one resident to be 60 years or older). The apartment itself is presented in excellent condition and offers spacious accommodation comprising of: Entrance "L" shaped hallway; well-appointed living/dining room with "French" doors leading out to a "Juliette" balcony; modern kitchen with appliances; generously proportioned double bedroom with built-in wardrobes; attractive shower room. Outside there are communal landscaped garden grounds and a resident's car park. The property benefits from a security entry system, electric heating and double glazing. 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. **Note:** The quality furniture and furnishings may be purchased by separate negotiation.

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 71 is located on the first floor within the retirement complex.

The accommodation comprises:-

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 welcoming "L" shaped hallway; built-in cupboard housing the electric meter; wall mounted security door entry handset; coat hooks; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

Living Room: 21'1" x 13'1" (6.43m x 4.00m) approx.

Well-appointed living/dining room with "French" doors fitted with vertical blinds which lead out to a "Juliette" balcony providing a lovely outlook over the communal landscaped garden grounds; feature electric fire; electric heater; smoke detector; ceiling cornice; fitted carpet; a part glazed door leads through to the kitchen.





Kitchen: 11'2" x 5'7" (3.40m x 1.71m) approx.

The modern kitchen is fitted with a range of taupe high gloss base and wall mounted cabinets linked by co-ordinated 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; built-in pantry cupboard housing the hot water tank; window fitted with a roller blind overlooking the rear of the development; "Dimplex" wall heater; heat detector; halogen bar style light fitting; laminate flooring.

Bedroom: 13'0" x 12'2" (3.95m x 3.70m) approx.

Generously proportioned double bedroom with a window fitted with a roller blind overlooking the rear communal landscaped gardens; built-in wardrobe with mirrored bi-folding doors; additional built-in wardrobe with sliding mirrored doors; two wall lights; electric heater; ceiling cornice; fitted carpet.

Bathroom:

Attractive shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and a tiled shower unit complete with an electric shower; wall tiles to dado height; wall mounted mirror and shelves; shaver light/socket; chrome ladder style heated towel rail; wall heater; extractor fan; ceiling cornice; halogen bar style light fitting; tiled floor.

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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