

75 Whinhill Gate, Ferryhill,
Aberdeen, AB11 7WF

Offers Over £100,000

peterkins













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- Charming First Floor Retirement Apartment for the Over 60's
- Living/Dining Room with Feature Marble Fireplace
- Well-Equipped Kitchen
- One Double Bedroom
- Modern Shower Room
- Electric Heating
- Double Glazing
- Landscaped Communal Grounds
- Residents' Parking

Viewing contact Peterkins
(01224) 428100

Ref: TBC
EPC: C
Council Tax: Band D
Tenure: Ownership

Description:

We are delighted to market for sale this charming **one-bedroom first-floor retirement apartment** which forms part of the exclusive Whinhill Gate development, within the desirable Ferryhill area of the city. Perfect for the over-60s seeking comfortable, independent living, the bright and spacious property is well-presented with lovely views over the communal garden grounds. The spacious accommodation comprises of: Welcoming entrance hallway; generous living/dining room with a feature "Juliette" balcony and marble fireplace; well-equipped kitchen with appliances; comfortable double bedroom with a built-in wardrobe and a modern shower room. Benefiting from double glazing and electric heating, the flat ensures effortless accessibility with a resident lift serving all floors. For complete peace of mind, the building is protected by a security entry system, an on-site manager during office hours, and a 24-hour emergency pull-cord alarm system. Residents also enjoy access to beautifully maintained landscaped gardens, a large communal lounge, a fully equipped laundry room, and a dedicated guest suite for visitors. The fitted flooring, light fittings and blinds will be included in the sale. **Note:** All furniture and white goods can be included in the sale by arrangement.

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 right onto Whinhill Road, then take the first left onto Whinhill Gate. Number 75 is located on the first floor within the retirement complex.

The accommodation comprises of:-

Entrance:

A secure entry system provides access to this well-maintained building. Residents also benefit from excellent communal facilities, including a welcoming residents' lounge, a shared laundry room, and a dedicated guest suite.

Hallway:

A hardwood exterior door gives access to the central hallway; large built-in storage cupboard housing the hot water tank and electric meter; alarm pull cord; ceiling cornice; ceiling light fitting; fitted carpet.

Living/Dining Room: 23'2" x 19'1" (7.05m x 5.81m) at widest points

Generously proportioned living/dining room featuring "French" doors which lead out to a "Juliette" balcony which overlooks the wonderful garden grounds; marble fireplace and hearth complete with an electric fire; window to the side of building fitted with a roller blind; storage heater; three wall lights; alarm pull cord; smoke detector; ceiling cornice; ceiling light fitting; fitted carpet.





Kitchen: 8'4" x 7'6" (2.54m x 2.28m) approx.

Well-equipped kitchen fitted with a range of base and wall mounted cabinets linked by co-ordinated wood effect work surfaces and ceramic wall tiles; stainless steel sink and drainer; ceramic hob with an extractor hood above; built-in oven; fridge/freezer; washing machine; window to the side of the property fitted with a roller blind; alarm pull cord; heat detector; ceiling cornice; ceiling light fitting; vinyl flooring.

Bedroom: 15'8" x 9'3" (4.77m x 2.82m) approx.

Spacious double bedroom with a side aspect; window fitted with a roller blind; built-in wardrobe with bi-folding mirrored doors; electric storage heater (disconnected) and decorative cover; wall mounted television and bracket; two wall lights; alarm pull cord; ceiling light fitting; fitted carpet.

Shower Room:

The modern shower room is fully tiled and 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 large walk-in shower complete with rainfall and handheld shower fittings; large LED touch control illuminated mirrored storage cabinet; electric wall heater; extractor fan; alert button; ceiling light fitting; tiled floor.

Outside:

The development offers beautifully landscaped gardens surrounding the development and outdoor seating areas.

Parking:

Ample off-street parking can be found within the residents' car park.

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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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