



9 Hillside Court

Peterculter, Aberdeen, AB14 0TU

ledingham
chalmers
estate agency



Lounge



Kitchen

9 Hillside Court Peterculter, Aberdeen, AB14 0TU

**Over 55's self contained two bedroom
ground floor flat**

- Two bedroom ground floor flat
- Over 55's residential development
- Tasteful decor though-out
- Close to all local amenities
- Allocated parking space
- Gas central heating and double glazing



Two beds.



One bathroom.



One public room.

Over 55's self contained two bedroom ground floor flat

We offer for sale this beautifully presented, two bedroom, self-contained ground floor flat with garden which forms part of a small development.

This property is only suitable for parties of 55 years or over, or for ambulant disabled persons of lesser age, in need of such amenity housing only, and for no other purpose whatsoever.

The flat itself has a bright open aspect with two bedrooms, has been tastefully decorated and has ample storage throughout. The hallway leads to all the accommodation and features a large cupboard.

The lounge has a focal point fireplace, large picture window and ample room for free standing furniture. The kitchen has a range of fitted wall and base mounted units. The shower room has been purposely fitted and completed with full tiling. Two bedrooms to the rear of the property have been well presented and are both light and airy.

There is a 6 monthly factoring charge payable on 1 April and 1 October to Castlehill Housing Association, who in their role as factor reviews it on 1 April each year, to go towards the cost of maintaining the building fabric to ensure that it is kept wind and watertight.

There is a resident's car park in rear of the development with an allocated car parking space.



Bedroom one

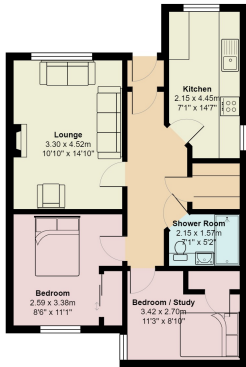


Shower room

Accommodation and plans

Lounge	10'10" x 14'10"	3.3m x 4.52m
Kitchen	7'1" x 14'7"	2.16m x 4.45m
Shower room	7'1" x 5'2"	2.16m x 1.58m
Bedroom one	8'6" x 11'1"	2.59m x 3.38m
Bedroom two/ study	11'3" x 8'10"	3.43m x 2.69m

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Directions

From Aberdeen travel along the Great Western Road and continue onto the North Deeside Road (A93) travelling through Cults, Bieldside and Milltimber. On reaching Peterculter turn right onto School Road, Hillside Court is located on the left hand side.

Location

Peterculter is a popular, thriving village approximately 20 to 25 minutes drive from the City and is served by Public Transport. The village has a wide range of amenities including shops, hairdressers, supermarkets, a sports centre and medical facilities.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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4 Alford Place, Aberdeen
AB10 1YD

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property@ledinghamchalmers.com

Icea.com

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.