



41 Dunmail Manor | Aberdeen | Aberdeen | AB15 9LW

One Bedroom First Floor Retirement Flat

**Offers Over £105,000**



We are pleased to offer for sale this first floor one bedroom retirement apartment, situated in the sought after Dunmail Manor Complex in Cults for those aged 55 and over. The property offers generously proportioned accommodation, with the lounge allowing space for a wide range of furniture. The kitchen features a good range of base and wall units with co-ordinating work surfaces providing plentiful storage space and able to accommodate a variety of white goods.

The double bedroom is exceptionally spacious, benefiting from wall to wall sliding mirror door wardrobes providing hanging rail, shelf and drawer unit. To complete the accommodation is a large bathroom fitted with a suite comprising a wash hand basin, bath and WC.

The property is serviced by storage/panel heating, double glazing and is secured by an entry system. There is also a pull cord alarm system within the development along with an onsite warden. The development offers excellent facilities, with a large communal lounge where social activities are held along with well maintained attractive garden grounds with seating areas and a large residents' car park.

## ACCOMMODATION

Lounge  
10'6" x 10'9" (3.2m x 3.28m) approx.

Kitchen  
11'4" x 5'7" (3.46m x 1.7m) approx.

Double Bedroom  
9'7" x 12'2" (2.92m x 3.71m) approx.

Bathroom  
7'6" x 5'9" (2.29m x 1.75m) approx.

Electric Heating

Double Glazing

Private Car Park

EPC Band - C





**Kitchen**





**Lounge**



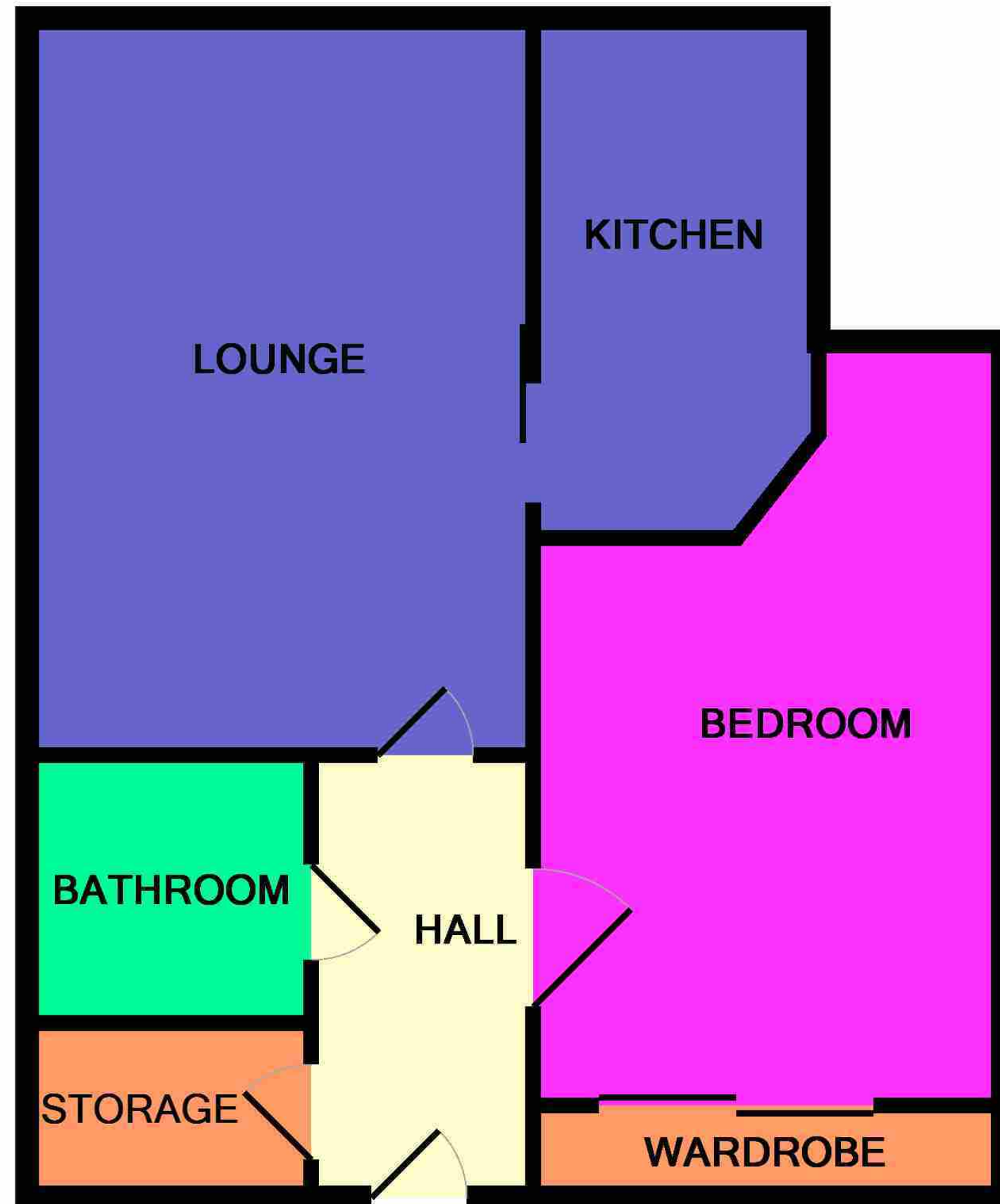


**Double Bedroom**





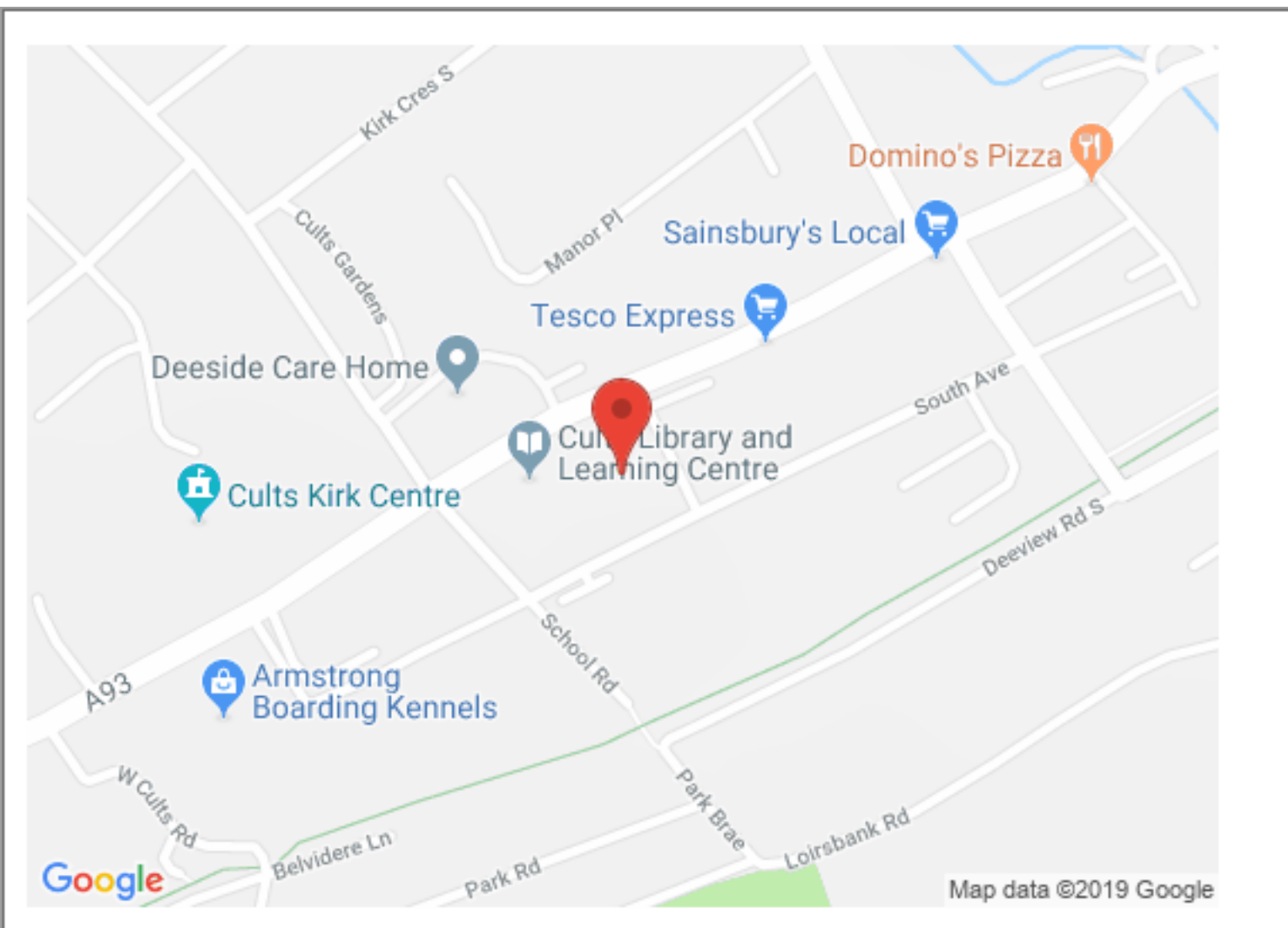
**Bathroom**



Floorplan



### Property location



Directions From the west end of Union Street continue onto Holburn Street; at the traffic lights turn right into Great Western Road. Continue along the A93 to Cults and on travelling through the traffic lights the Dunmail Manor is a short distance along on the left hand side.

Location Cults is a sought after suburb to the west of Aberdeen, linked to the City by excellent public transport facilities. Dunmail Manor itself is within walking distance of a good range of local amenities including shops, doctors surgery, dentist and leisure facilities.

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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 close 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.