



10 Dunmail Manor | Cults | AB15 9LW

One Bedroom Ground Floor Retirement Flat

Offers Over £115,000

We offer for sale this ground floor one bedroom retirement apartment, situated in the sought after Dunmail Manor Complex in Cults for those aged 55 and over. The property is presented in excellent order throughout, with the lounge enjoying a west facing aspect overlooking the attractive gardens and seating areas. The kitchen features a good range of base and wall units with co-ordinating work surfaces providing plentiful storage. The kitchen also offers a built-in oven, hob and overhead extractor hood along with a washing machine and fridge.

The double bedroom is exceptionally spacious, has wall to wall sliding mirror door wardrobes providing hanging rail, shelf and drawer unit. This room also enjoys a particularly pleasing west facing aspect. To complete is a large shower room which has a fully tiled shower cubicle with electric shower, white wash hand basin 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
16'9" x 10'6" (5.11m x 3.2m) approx.
- Kitchen
11'4" x 5'7" (3.46m x 1.7m) approx.
- Double Bedroom
17'2" x 9'6" (5.23m x 2.9m) approx.
- Shower Room
7'6" x 5'9" (2.29m x 1.75m) approx.

Double Glazing

Electric Heating

Car Park

Maintained Grounds

Communal Day Room

EPC Band - C



Lounge



Lounge



Kitchen

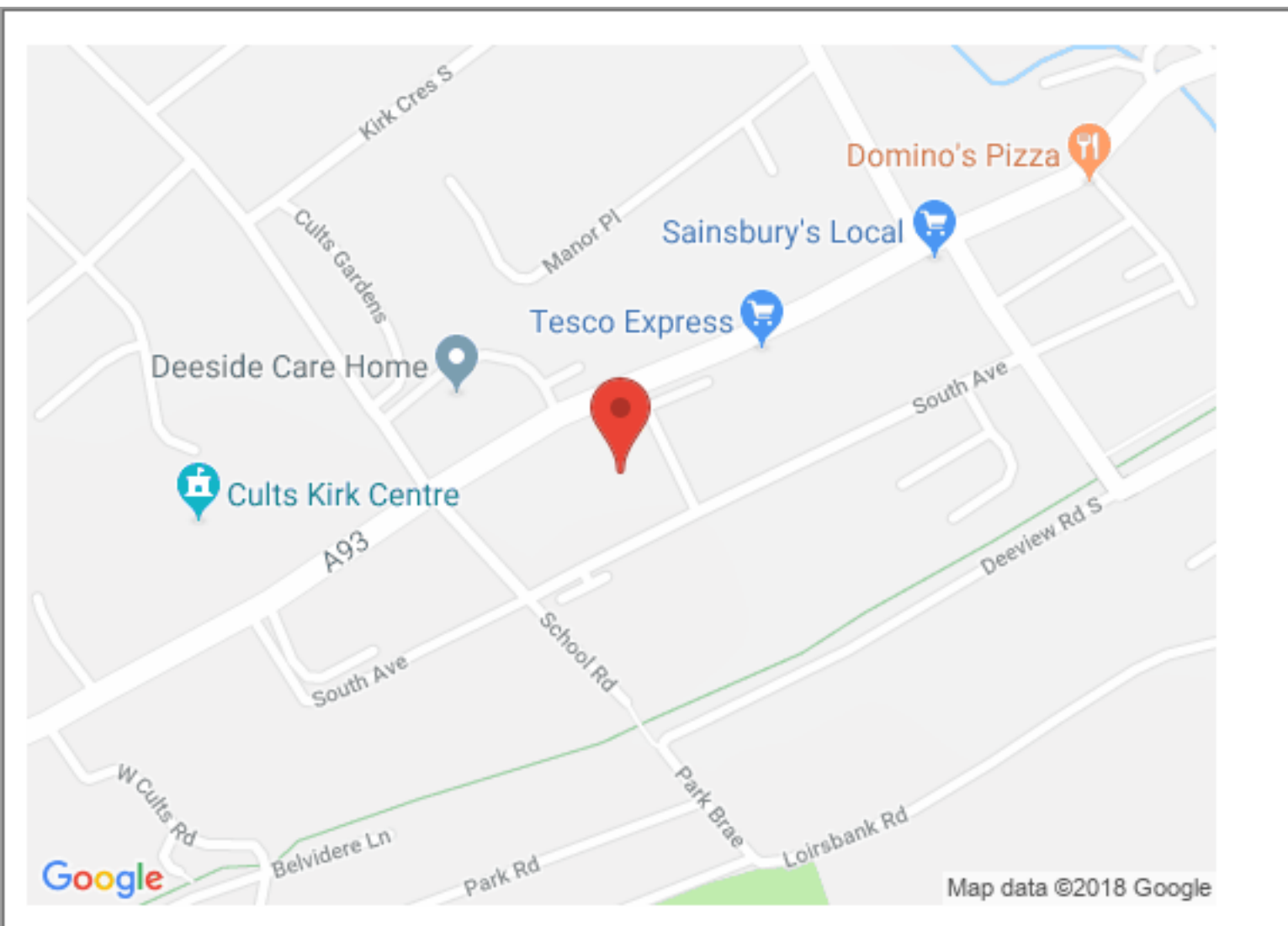


Double Bedroom



Shower Room

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.