



7 Dunmail Manor,
Cults, Aberdeen, AB15 9LW

ledingham
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estate agency



Lounge



Lounge



Kitchen

Well presented ground floor one bedroom retirement flat

- Deceptively spacious one bed flat
- Purpose built over 55's residential complex
- Sizeable bedroom with built-in wardrobe
- Recently installed shower room
- Lift to all levels of the building
- Close to all local amenities



One bed.



One bathroom.



One public room.

Situated within the ever popular suburb of Cults, this generously proportioned ground floor one bedroom retirement flat lies within a small development set within attractive landscaped grounds and has residents' parking.

Ready to move into with the minimum of inconvenience and enjoying freshly painted neutral décor and newly fitted quality co-ordinating floor coverings, the accommodation benefits from double glazing and electric heating.

Upon entering the property, a welcoming hallway which is brightly finished in fresh tones gives access to all living accommodation and offers superb storage via the large walk-in store cupboard.

The lounge enjoys a front aspect and generous proportions, offering space for an array of furniture as desired.

The lounge gives access to the kitchen which is well equipped with a range of base and wall units, contrasting worksurfaces and splashback, stainless steel sink with drainer and integrated appliances including oven, hob, extractor hood washing machine and fridge/freezer.

The double bedroom is of generous proportion and decorated in crisp light tones, delightfully off set by the neutral carpet and enjoys great built-in storage from the mirrored wardrobes.

Completing the accommodation is the recently installed shower room, comprising walk-in shower, WC, wash hand basin, storage vanity unit chrome towel rail and wall mounted storage. There is also open shelving located to the left of the shower.



Kitchen



Bedroom



Bedroom



Shower room

The development offers excellent facilities, with a large communal lounge where social activities are held along with multiple 'break out' areas on each floor with seating to give an additional place for residents to go outwit the communal lounge. There are well maintained attractive garden grounds with seating areas and a large residents' car park to the side and front of the building.

For ease there is a rubbish shoot located on the ground floor hallway and access to the cars park from the side and rear.

Residents pay a management charge to cover the on-site manager service and 24/7 care plan, along with all other communal facilities and this includes a common buildings insurance policy. The current fee is £1,639 approximately payable six monthly.

The development offers guest rooms for any visitors, which is currently charged at £25 per night and is to be booked in advance via the house manager.

Purchasers should be aware that age restrictions apply to residents who must be 55 or over.

Accommodation

Lounge	10'11" x 17'1"	3.33m x 5.21m
Kitchen	6'2" x 11'0"	1.88m x 3.35m
Bedroom	10'4" x 14'3"	3.15m x 4.34m
Bathroom	7'7" x 7'0"	2.31m x 2.13m
Storage	7'7" x 3'6"	2.31m x 1.07m



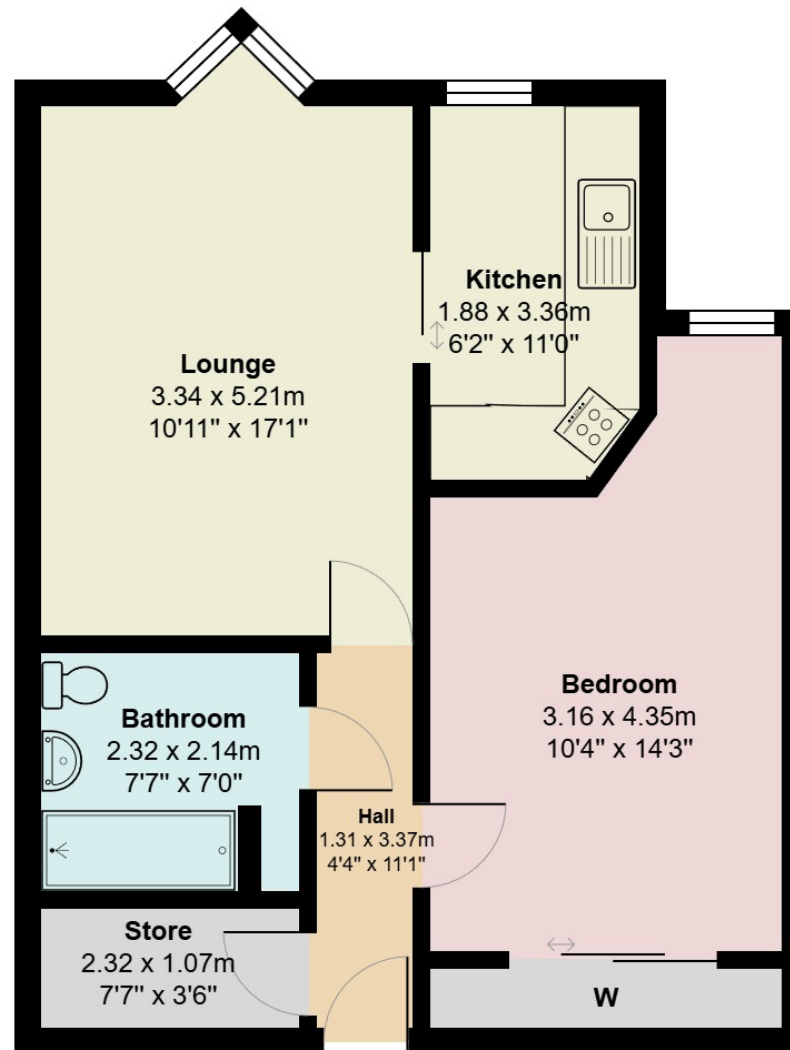
Shared Gardens



Residents' Parking

Floorplan

7 Dunmail Manor



Directions

Travelling from Aberdeen on Great Western Road, continue onto North Deeside Road. On entering Cults continue through, passing the shops on the left hand side. Take the next left onto Dunmail Avenue and Dunmail Manor is situated to the right.

Location

Cults is a highly desirable suburb four miles to the south west of Aberdeen city on the main route to Royal Deeside. Dunmail Manor is close to the variety of shops and a café, alongside a doctors surgery and library which all enjoy easy access. Regular public transport to many parts of the surrounding areas is readily available and lovely walks along Royal Deeside railway line are close by.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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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 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.