



24 Peterculter Retirement Park,
Peterculter, AB14 0AB

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estate agency



Lounge



Lounge

Well presented two bedroom retirement property with off street parking

- Prime position with open views towards the south
- Gated development for residents aged 55+
- Bright lounge with feature fire and patio access
- Modern kitchen with separate utility room
- Principal bedroom boasts an ensuite shower room
- Off street parking available



Patio area



Two beds.



Two bathrooms.



One public room.

Enjoying an enviable position within the desirable Peterculter Retirement Park, we are delighted to offer for sale this spacious and immaculately presented two bedroom retirement bungalow.

Set within an exclusive, purpose built gated development for residents aged 55 and over, Number 24 Peterculter Retirement Park enjoys an enviable position within the development, offering an open outlook over the beautifully maintained communal green space. This desirable location ensures both a sense of privacy and a pleasant, green aspect from the lounge and patio area.

Entry to the property is gained from the right side, adjacent to the exclusive lock block driveway. The hallway is a warm and inviting space which provides access to most of the property's spacious accommodation along with a built-in shelved cupboard.

The generous proportioned lounge is located to the front of the property, boasting a vaulted ceiling and sunny triple aspect views, while offering a delightful outlook over the communal green space. The room is enhanced further by a feature fire and double doors leading to an exclusive south facing patio area which provides the perfect space for outdoor seating. The lounge is large enough for an area of dining, making this an enviable entertaining and sociable space.

The modern kitchen is located off the lounge and is fitted with a range of modern wall, base and tall unit with wood effect work surfaces. There is a host of integrated appliances including hob, chimney extractor hood, dishwasher, fridge/freezer, oven and combination oven/microwave. A separate utility room is located off the kitchen and is fitted with the same wall and base units as those found in the kitchen, creating a lovely sense of unity between the two spaces.



Kitchen



Utility



Bedroom



Ensuite

The utility room houses the washing machine, while a built-in cupboard offers great additional storage. There is also an exterior door providing direct outdoor access.

Returning to the hallway, the principal bedroom enjoys a tranquil rear aspect, with two windows filling the room with an abundance of natural light. A walk-in wardrobe can be found in the far corner. The room further benefits from an ensuite shower room.

Bedroom two enjoys the same peaceful rear aspect as the principal bedroom and is fitted with double door built-in wardrobes with a separate single wardrobe. Adjacent to this, a box room provides an ideal home office, hobby room or additional storage space.

A contemporary shower room completes the accommodation, comprising a wide shower enclosure, WC, and wash hand basin set within a white and wood effect vanity unit with mirror above, shelving, tiling to the floor and wet wall areas along with a frosted side facing window.

Externally, the property enjoys private off street parking and is set within immaculately maintained, factored communal grounds. The development is gated, with residents having fobs to allow easy access.

All residents can enjoy use of the residents' lounge, which is known for hosting social gatherings along with weekly yoga sessions. There is a regular bus service, with a bus stop located opposite the property.

It is worth noting that certain items of furniture may be available for sale by separate negotiation.

Accommodation

Lounge	19'5" x 18'3"	5.92m x 5.56m
Kitchen	10'2" x 9'1"	3.1m x 2.77m
Utility Room	7'0" x 5'7"	2.13m x 1.7m
Bedroom	10'2" x 12'8"	3.1m x 3.86m
Ensuite	5'3" x 5'1"	1.6m x 1.55m
Bedroom	9'3" x 9'11"	2.82m x 3.02m
Box Room	5'6" x 4'6"	1.68m x 1.37m
Shower room	6'4" x 7'9"	1.93m x 2.36m



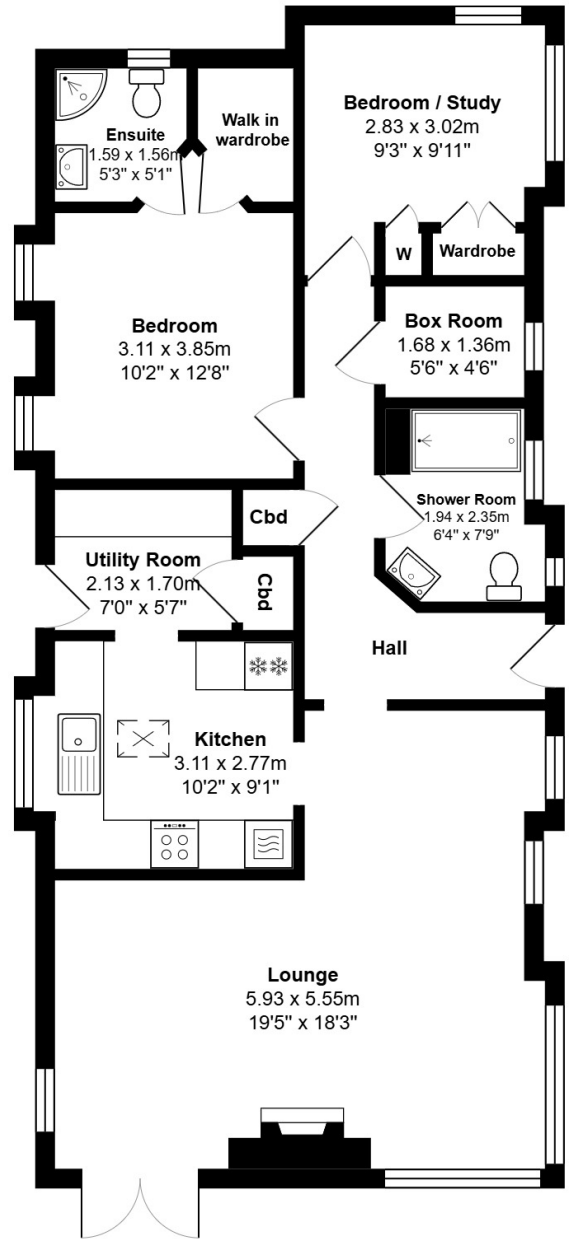
Bedroom



Shower room

Floorplan

24 Peterculter Retirement Park



Directions

On entering Peterculter, continue along North Deeside Road and take right turning before the bridge onto Malcolm Road, follow the road out of Peterculter and the entrance to the Retirement Park is located on the left hand side.

Location

Peterculter lies some eight miles west of Aberdeen city centre and is within easy commuting distance. There is a variety of sporting, leisure and pursuits nearby, woodland walks and walks along the River Dee and old Deeside Railway line are also close at hand. There is a good range of local shops and amenities and an excellent primary school with secondary education catered for at Cults academy. The AWPR provides easy commuting to Kingswells and Westhill, Dyce and to the South of Aberdeen.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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