



8 The Rowans,
Cults, Aberdeen, AB15 9ST

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**8 The Rowans,
Cults, Aberdeen, AB15 9ST**

Self-contained, ground floor two bedroom flat

- Small development designed for over 55s
- Move-in ready condition
- Bright and spacious Lounge
- Well equipped Kitchen with white goods included in sale
- Two Double Bedrooms with generous built-in storage
- Modern Shower Room with walk-in shower



Two beds.



One bathroom.



One public room.

Situated within the highly desirable suburb of Cults, we offer for sale this two bedroom, self-contained, ground floor flat within a small development designed for the over 55s.

The property is firstly entered via vestibule offering a level of privacy to the home. This then leads into the bright and spacious lounge.

The lounge is flooded with natural light through the front facing window and offers plentiful space for a variety of free standing furniture including a dining table.

Located directly off of the lounge is the kitchen which has been fitted with a good range of wood effect base and wall units with complementing work top and tiled splash back. All white goods will be included within the sale.

There are two double bedrooms, both with a quiet rear aspect and built in mirrored wardrobes. The larger of the two bedrooms also features a fantastic walk-in storage cupboard. Both rooms are of good proportion and offer ample space for a variety of free standing furniture.

Completing the internal accommodation is the shower room comprising walk in shower which has been fully aqua panelled, wc, wash hand basin and heated towel rail for convenience.

The development is designed for the over 55s and has a residents lounge for socialising and an excellent residents' car park. The Rowans offers a friendly and close community, made up of only 18 properties. The residents look out for one another and can participate in social activities, if desired. A factoring charge, currently set at £53.37 per month, covers upkeep of the mutual areas including attractive gardens.



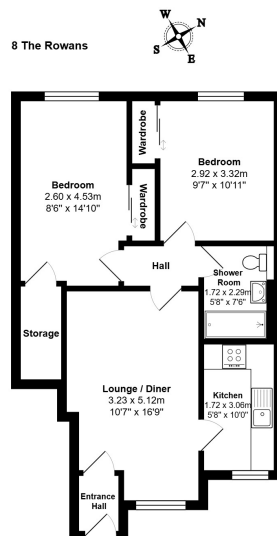
Bedroom 1



Bedroom 2

Accommodation and plans

Lounge / Diner	10'7" x 16'9"	3.23m x 5.11m
Kitchen	5'8" x 10'0"	1.73m x 3.05m
Bedroom	8'6" x 14'10"	2.59m x 4.52m
Bedroom	9'7" x 10'11"	2.92m x 3.33m
Shower Room	5'8" x 7'6"	1.73m x 2.29m



Directions

Travelling from Union Street proceed onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continue into the suburb of Cults, proceed through the central area and The Rowans is situated on the right hand side.

Location

Cults is a picturesque village situated west of Aberdeen and within easy commuting distance of the city, the airport and the business parks and industrial sites across the city and suburbs. The village has a semi rural ambience but a wealth of amenities including a regular bus service to the city, shopping, health and leisure facilities, a library and excellent primary and secondary schools. With Royal Deeside on the doorstep, there is a choice of seasonal sports, leisurely or demanding walks and stunning scenery. The popular Deeside Railway Line is also located close by which is enjoyed by walkers, runners and cyclists.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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