



**38 Midstocket Mews,**  
Aberdeen, AB15 5FG

Offers over **£90,000**

**ledingham  
chalmers**  
estate agency









Communal Hall

## Two bedroom top floor retirement flat

- Bright and airy flat located on the top floor
- Residents Parking facilities
- Two good sized Bedrooms with fitted storage
- Well proportioned Lounge with access to Kitchen
- Bathroom with modern suite
- Close proximity to a range of local amenities



Lounge



**Two** beds.



**One** bathroom.



**One** public room.



**Conveniently located for Rosemount and Midstocket areas, and offering an independent lifestyle for the 55's and over, we offer for sale this two bedroom retirement flat.**

A security entry system gives access to the building, with lift access and stairwell giving access to the property which is located on the top floor.

Entering into the property, the bright and welcoming hall boasts fresh decor and is host to two excellent sized storage cupboards.

The bright and well appointed lounge enjoys a superb flow of natural light from the large windows and affords space for a variety of furniture, including dining if desired.

An archway from the lounge leads to the fully fitted kitchen featuring a range of base and wall units and work surfaces, stainless steel sink and drainer with mixer tap completed with tiled splashback. The hob and oven within the kitchen will generously be included within the sale and there is space for further appliances and for bistro style dining if required.

There are two double bedrooms within the property which are both of generous proportion, offering space for free standing furniture in addition to the sizeable built-in wardrobe providing good storage.

Completing this property is the shower room which is stylishly finished with a white suite including WC and hand wash basin, housed within a contemporary vanity unit. A shower enclosure is powered by electric and there is a heated towel rail for convenience.



Kitchen



Kitchen



Bedroom One



Bedroom Two

The property is serviced by storage heating and has double glazing throughout.

Additionally, the development offers a residents' lounge with regular social events and on site warden between 8.00am and 4.00pm and pull cord alarms in each room connected to an on call service for out of hours emergencies.

The communal areas are well maintained and there are attractive landscaped gardens and to the rear there is a convenient residents' car park.



Accommodation

Lounge	12'0" x 14'8"	3.66m x 4.47m
Kitchen	5'10" x 11'1"	1.78m x 3.38m
Bedroom	10'4" x 11'1"	3.15m x 3.38m
Bedroom	10'4" x 10'2"	3.15m x 3.1m
Bathroom	8'0" x 6'4"	2.44m x 1.93m



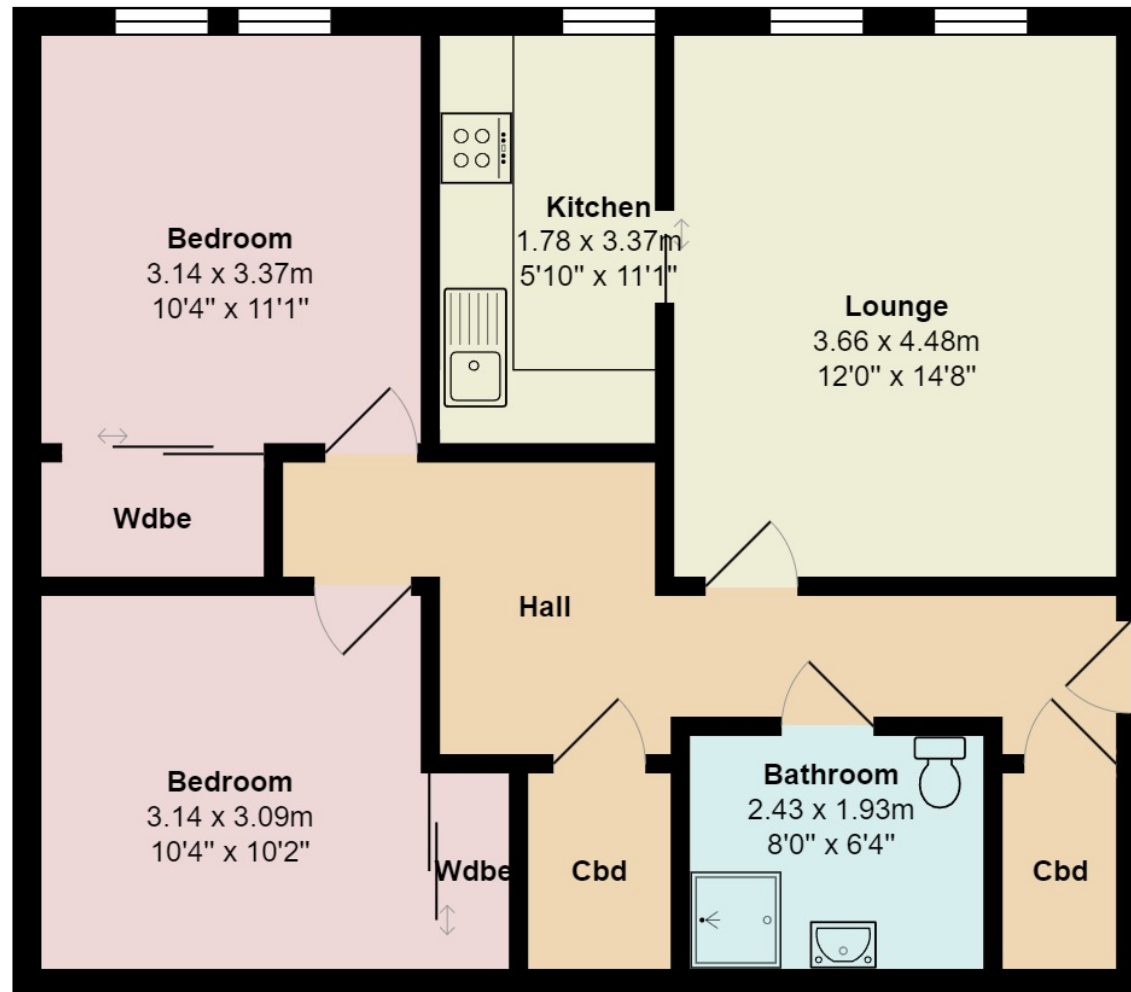
Shower Room



Residents Parking

## Floorplan

### 38 Mid Stocket Mews



## Directions

Travelling west along Union Street turn right onto Rose Street, proceed through the traffic lights onto Esslemont Avenue and at the end turn left onto Rosemount Place. Continue through the lights with Argyll Place, take the right fork onto Midstocket Road and Midstocket Mews is on the right hand side.

## Location

Midstocket Mews is situated in the popular Rosemount area of Aberdeen, which has a wide range of shopping, banking and recreational facilities. There is excellent public transport making easy access to the city centre and a short walk leads to the delightful Victoria and Westburn Parks. For those wishing to commute north and south of city, a short drive along Midstocket Road leads to the main Aberdeen ring road.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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.