



22 Midstocket Mews,
Aberdeen, AB15 5FG

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chalmers**
estate agency



Hallway



Lounge



Lounge

Two bedroom retirement flat

- Light and airy accommodation throughout
- Generous storage facilities
- Security entry system and emergency pull cords in rooms
- Two sizeable Double Bedrooms
- Well appointed Lounge with direct access to Kitchen
- Modern Shower Room



Two beds.



One bathroom.



One public room.

We are pleased to bring to the market this light and airy, third floor two bedroom retirement flat situated within this sheltered housing development for residents over 55.

There are emergency pull cords in every room and a manager is on site from 8am until 4pm throughout the week with links to a care service outwith these hours. Lifts are available to all floors and a management service maintains the common areas. A communal lounge provides a great meeting place for residents to socialise.

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

Entering into the property, the welcoming hallway is host to an excellent sized double built-in cupboard with sliding doors and a handset for the security entry system.

Enjoying an aspect to the side of the building, the bright and well appointed lounge enjoys a superb flow of natural light from the large windows and affords space for a variety of living furniture.

Located directly off the lounge is the fully fitted kitchen featuring a range of base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with mixer tap completed with tiled splash back. All appliances within the kitchen will generously be included within the sale.



Kitchen



Kitchen



Bedroom



Bedroom

There are two double bedrooms, both of generous proportion and enjoying a quiet aspect to the rear. Both rooms offer space for freestanding furniture and in addition, the main bedroom boasts a sizeable built-in wardrobe with sliding mirrored doors providing fantastic storage. A hatch from the main bedroom gives access to a loft space providing further storage.

Completing the accommodation, the shower room is finished with a three piece suite including WC and hand wash basin and a shower enclosure set into modern aqua panelled walls.

A monthly factoring fee is payable for the upkeep of the common areas, manager's services and buildings insurance.

Off street parking is available within the small residents' car park and on-street parking permits are available from Aberdeen City Council.

Accommodation

Lounge / Diner	14'1" x 11'3"	4.29m x 3.43m
Kitchen	6'5" x 9'9"	1.96m x 2.97m
Shower Room	5'1" x 6'8"	1.55m x 2.03m
Bedroom	8'9" x 15'3"	2.67m x 4.65m
Bedroom	9'5" x 10'4"	2.87m x 3.15m



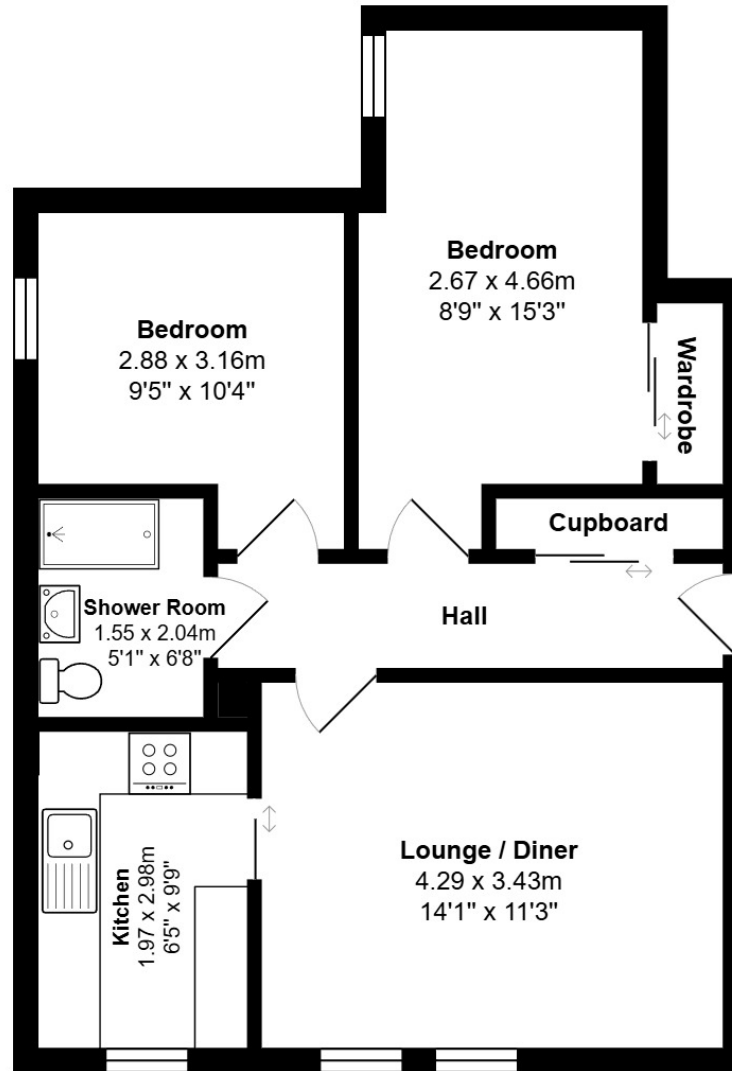
Shower room



Residents Parking

Floorplan

22 Midsocket Mews



Directions

From Union Street, turn on to Union Terrace, turn left along Rosemount Viaduct and continue to the T-junction, turning left on to Rosemount Place. Proceed to the far end, cross over the junction at Argyll Place and turn right on to Midsocket Road. Midsocket Mews is on the right hand side and No 22 is housed within the block to the rear, accessed by a side lane.

Location

Midsocket 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 Midsocket Road leads to the main Aberdeen ring road.

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

Contact us

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