



**24 Dunmail Manor,**  
Cults, Aberdeen, AB15 9LW

Offers over **£65,000**

**ledingham  
chalmers**  
estate agency





Lounge





Lounge



Kitchen

## One bed first floor flat within retirement complex

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



One bed.



One bathroom.



One public room.

**We are delighted to offer for sale this spacious, one bedroom first floor flat within a retirement complex in the prime residential suburb of Cults.**

This well established and highly sought after complex is designed for the over 55's and benefits from having a resident manager on the premises during office hours as well as having communal lounge areas and guest rooms.

The flat enjoys a pleasing aspect over the communal area whilst parking is located to the side of the building. The windows of the flat are double glazed and an efficient electric heating system with storage heaters has been installed.

There is a careline alarm system in the flat with pull cords in each room: hall, lounge, kitchen, bedroom and shower room. A pendant is also available to the resident as required.

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/dining room enjoys far reaching views and a bright sunny aspect, generous in proportion offering space for an array of furniture as desired. An electric fire with wooden surround gives a lovely focal point to the room.

This in turn gives access to the kitchen which is well equipped with a range of base and wall units, contrasting worksurfaces and splashback tiling, stainless steel sink with drainer and integrated appliances.



Bedroom



Bedroom





Shower room



Communal areas

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

Completing the accommodation of this appealing property is the modern shower room, comprising walk-in shower cubicle, WC with buried cistern and wash hand basin, neatly housed within a stylish beech effect vanity unity with additional cupboards above.

The property is set within well maintained landscaped grounds. Outside the main entrance, there are attractive flower beds and shrubbery borders with seating areas.

The development offers excellent facilities, with a large communal lounge where social activities are held along with well maintained attractive garden grounds with seating areas and a large residents' car park.

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 £2,200 approximately payable six monthly.

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



Accommodation

Lounge	11'1" x 15'11"	3.38m x 4.85m
Kitchen	5'10" x 11'8"	1.78m x 3.56m
Bedroom	10'0" x 17'5"	3.05m x 5.31m
Bathroom	6'2" x 7'6"	1.88m x 2.29m



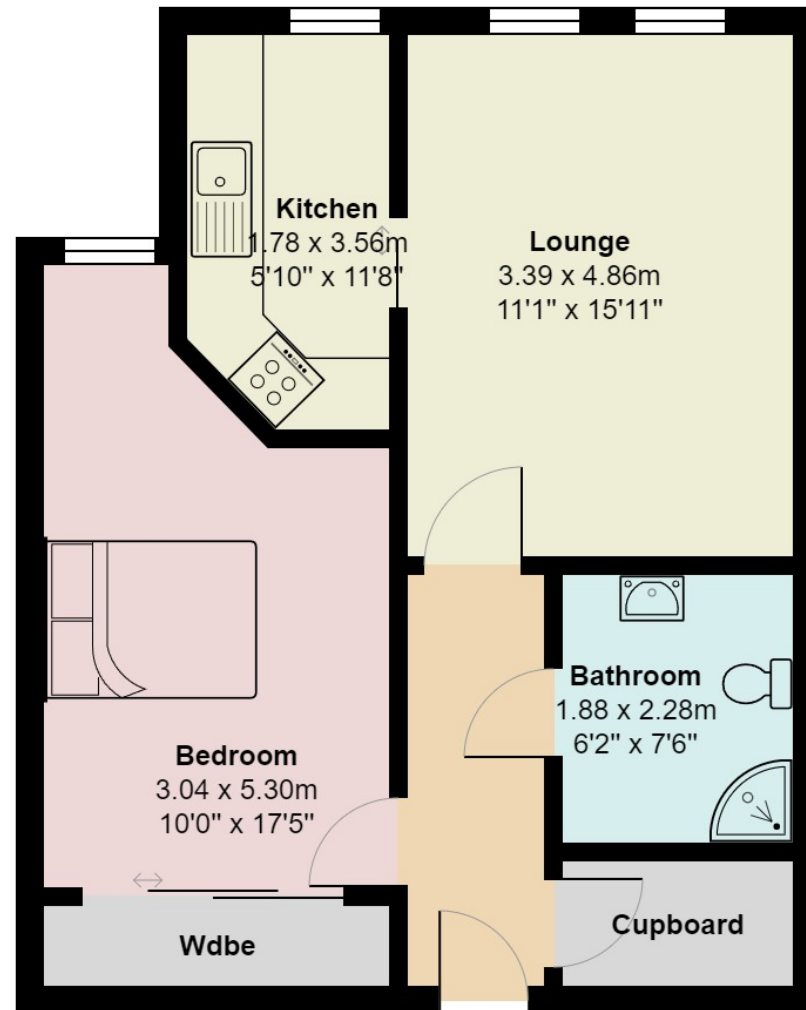
Communal areas



Communal areas

## Floorplan

### 24 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

## 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.