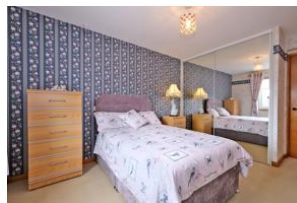


35 Strachan Mill Court, Leadside Road, Aberdeen, AB25 1TX

Price Over
£85,000

ASPC ref : 392154

 2  1  1  59 m² EPC **C** Council Tax Band **C**



Arrange a viewing

 07840 015890

 01224 645085

(Laurie & Co)

Laurie & Co

44 Thistle Street (Property)
Aberdeen
AB10 1UU

Email:

kirsti@laurieandco.co.uk

Website:

<http://www.laurieandco.co.uk>

Property features:



Parking

Description

A fantastic opportunity to purchase this **two bedroom apartment** situated within a popular retirement development managed by Hanover Housing Association. This development lies within the popular Rosemount area of Aberdeen. The property lies just a short walk away from the city centre and all local amenities are near at hand. This development is available to anyone over the age of 60. Key features of note include on site warden available during working hours, lift to all levels, electric heating with new Fischer radiators in the lounge and hallway and double glazing.

A welcoming hallway with large storage cupboard leads to the spacious lounge with large dual aspect windows overlooking the City allowing in plenty of natural light. The lounge accesses the recently fitted kitchen with a range of grey gloss wall and floor units as well as white goods and a pantry style room. The double bedroom is towards the front of the property and benefits from built in double mirrored wardrobe and a second bedroom is situated to the side of the property. All rooms are serviced by a shower room with white wc and wash hand basin.

Location An ideal retirement property is situated in the popular community of Rosemount and is well served with its wide range of shopping facilities. There is a wide range of leisure facilities available nearby and the property is also ideally located for access to Aberdeen University, Aberdeen Royal Infirmary and Cornhill Hospitals. The property is also positioned near both Victoria and Westburn Parks. Good road links provide easy access to all parts of the city and the area is also well served by public transport facilities. Car parking is readily available with the aid of a residents parking permit from Aberdeen City Council. The property is also within easy walking distance of Aberdeen City Centre.

Directions

Travelling from Union Street proceed onto Union Terrace, at the traffic lights turn left onto Rosemount Viaduct. Continue ahead through the traffic lights and exit next left onto Leadside Road and the development is situated on the left hand side.

Accommodation comprises

Lounge: 4.51m x 4.05m (14'9" x 13'3") approx.

Kitchen: 3.24m x 2.05m (10'7" x 6'8") approx.

Bedroom 1: 4.28m x 3.21m (14'0" x 10'6") approx.

Bedroom 2: 3.67m x 2.07m (12'0" x 6'5") approx.

Shower Room:

(Outside)

To the exterior there is also shared residents parking to the front and side.

(Other information)

The flat also benefits from an exclusive garage which is being offered for sale by separate negotiation. The garage can also be sold separately to a resident of the development.

<http://local-solicitors.aspc.co.uk/search-results/property/?id=392154&solicitor=3870>

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