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24 KIRK MANOR COURT, KIRK BRAE, CULTS, AB15 9SF



**Well Presented One Bedroomed Top Floor
Retirement Flat in Sought After Area**

OFFERS OVER
£145,000

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Accommodation Overview

Communal Hallways with Residents' Areas. Hall, Lounge/Dining Room, Kitchen, Double Bedroom and Bathroom with Shower. Loft. Store. Communal Gardens with Seating Areas.

In the sought after Cults and enjoying a prestigious location within Kirk Brae, this one bedroomed top floor retirement flat enjoys a pleasant outlook over the delightful garden grounds. Offering a generous level of accommodation comprising of a welcoming hallway with a large built-in store and a lovely lounge/dining room which in turn gives access to the well fitted comprehensively equipped kitchen. The double bedroom enjoys excellent built-in storage and the centrally set bathroom with shower over bath completes the accommodation of this appealing property. With double glazing and electric storage heating, the communal areas are protected by a security entry system and CCTV. The communal areas are welcoming and enjoy a residents' lounge on the lower ground floor within which social activities are arranged by a social committee. There is a laundry room with automatic washing machines, tumble dryers and ironing facilities and also a refuse room with recycling facilities. Available for residents' families and friends is a guest room which is available for rent for a minimal fee. There is lift access to all floors along with a staircase. Viewing is recommended.



Communal Hall

The communal areas are protected by a security entry system and CCTV. They can be accessed from the car park and from Kirk Brae and have a lift and staircase to the accommodation. There is a residents' lounge for socialising and organised activities along with a laundry room and manager's office.

Hall

9'9" x 9'4" [3.00m x 2.85m] approx. at longest and widest

The property is located on the top/upper ground floor. The inviting hallway has neutral décor and co-ordinating carpeting with attractive white panel style doors to the accommodation. A ceiling hatch gives access to the loft space and there are coat hooks for outdoor wear.

Lounge/Dining Room

22'4" x 10'7" [7.13m x 3.25m] approx. at longest and widest

As can be seen by the dimensions, this is a generously proportioned room within which the neutral décor and carpeting follows through from the hall. A window enjoys a pleasant outlook over the grounds and there is ample space for soft furnishings and for a dining table and chairs as required. Opaque multi-pane double doors to:



Kitchen

7'11" x 7'7" [2.42m x 2.33m] approx. at longest and widest

Fitted with an excellent range of light wood style wall and base units incorporating drawer units, co-ordinating worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. There is an integrated fan assisted oven, a ceramic hob with extractor hood above, a fridge and freezer. Overlooking the front, the room has neutral décor and vinyl flooring.

Double Bedroom

15'9" x 10'9" [4.80m x 3.29m] approx.

Generously proportioned and again enjoying a pleasant outlook to the front, this double bedroom has ample space for free standing bedroom furniture and great hanging and shelving storage is provided by the large built-in wardrobe with mirrored bi-folding doors. This room again enjoys neutral décor and carpeting.



Bathroom

The bathroom is centrally set and fitted with a w.c. and wash hand basin which is built into light wood style cupboard storage with a mirror and light above. There is a bath with a glazed shower screen, shower curtain and rail and mains thermostatic shower over. There is extensive tiling to the shower area which continues to all walls and the neutral tiling co-ordinates with the vinyl flooring. Heated towel rail.

Store

6'5" x 5'10" [1.97" x 1.80m] approx.

A good store which has slatted shelving for towels and linen, a light and the central heating/hot water system is located here.

Outside

The delightful garden grounds have sunny seating areas which are bordered by shrubbery beds with a plethora of flowering plants and shrubs providing good colour throughout the seasons. There is visitors' parking and residents' parking spaces which are available to rent upon application.



Location

Cults is a sought after area and the subjects are in an ideal location to take full advantage of the local amenities and shops on offer. Some 5 minutes walk from the property, there is a local supermarket, dentist, doctors, library, chemist and a variety of cafes and shops. Walks along the old Deeside railway line are also close by and Aberdeen city centre is only some 15 minutes drive from the property and regular public transport is readily available to this and many of the surrounding suburbs. There is a local community centre and bank and Cults enjoys easy access to Royal Deeside with its recreational facilities, lovely walks and tourist attractions.

Notes

Electric storage heating. Double glazing. EPC=C. Alarm pull cords to every room. Ample TV and telephone points. All fitted floor coverings, curtains, blinds, light fittings and integrated kitchen appliances are included in the sale.

There is an in-house manager employed on a part time basis within the development and outwith these hours, residents can call a care line service.

Prospective purchasers must be at least 60 years of age or in the case of a couple, one at least 60 and the other at least 55 years of age. All applicants will be required to satisfy the managing agents of their suitability and be able to lead an independent lifestyle.

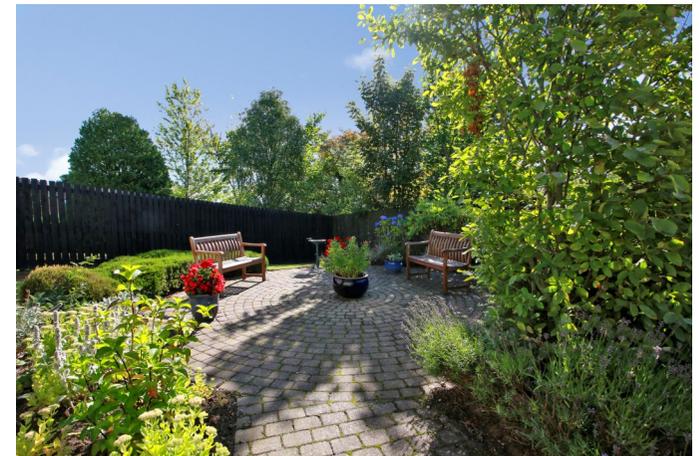
A fee of £1962.78 per annum is currently payable for the upkeep of the communal areas and manager and care line services.

Viewing

Please telephone the Selling Agent's Aberdeen Office.

Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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