

# Raeburn Christie Clark & Wallace

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56 THORNGROVE HOUSE, 500 GREAT WESTERN ROAD, ABERDEEN, AB10 6PF



**Well Appointed Two Double Bedroomed Top Floor  
Retirement Apartment with Residents' Parking**

OFFERS OVER  
**£199,000**

## Accommodation Overview

**Communal/Residents' Areas, Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms and Bathroom with Shower. Residents' Parking and Landscaped Grounds with Seating Areas.**

Forming part of the exclusive Thorngrove Retirement Home built by the renowned McCarthy & Stone, this two double bedroomed top floor apartment is tastefully presented and ready to move into with the minimum of inconvenience. The accommodation comprises of a welcoming spacious hallway with excellent built-in storage including a walk-in store. There is a lovely lounge/dining room with a pleasant outlook to the west over the grounds and this in turn gives access to the well fitted comprehensively equipped kitchen. There are two double bedrooms both of which benefit from built-in wardrobes and the bathroom with shower over bath completes the accommodation. Benefitting from double glazing and electric storage heating, the communal areas are protected by a security entry system and there are alarm cords to the rooms which are linked to the house manager/care line. The communal areas have a residents' lounge, seating areas within the hallways, a laundry room and guest suite. Residents' can live independently with the option of taking part in many organised activities held on a regular basis. Outside, there are peaceful garden grounds with lovely seating areas and the subjects enjoy a particular good location overlooking mature trees and the grounds with a south westerly aspect. Internal inspection is essential.



## Communal Areas

The communal areas are protected by a security entry system, are attractively presented and have seating areas throughout the landings with views across the grounds. There is a residents' lounge, a well equipped laundry room and guest suite. There is a lift to all floors and in addition to this there are stairwells.

## Hall

**5.16m x 2.03m (16'11" x 6'8") approx.**

A spacious and inviting hallway which has attractive white panel style doors to the accommodation. There is a large walk-in store (2.18m x 1.00m (7'1" x 3'1") approx.). This has extensive slatted shelving for towels and linen, a light and a copper lined hot water tank installed in recent years. Within the hall there are two further great sized cupboards with shelving and coat hooks for outdoor wear.

## Lounge/Dining Room

**8.77m x 3.25m (28'9" x 10'8") approx.**

Generously proportioned and enjoying neutral décor and a light and airy atmosphere. There is ample space for soft furnishings within the lounge area which has a fireplace with an elegant surround and inset coal effect electric fire creating a lovely focal point. The dining area has a window overlooking mature trees. Double opaque glazed doors to:



## Kitchen

**2.31m x 2.18m (7'6" x 7'2") approx.**

Thoughtfully planned with a good range of light wood style wall and base units with co-ordinating worktops, splashback tiling and a stainless steel sink with drainer. There is an integrated fan assisted oven, a ceramic hob with extractor hood above and the free standing fridge and freezer will remain. With neutral décor and vinyl flooring, a window overlooks the grounds and mature trees.

## Bedroom 1

**6.00m x 2.89m (19'8" x 9'5") approx.**

Currently used as a twin room and enjoying a comfortable ambience. A window overlooks the grounds, there is ample space for free standing bedroom furniture and a built-in wardrobe with bi-folding mirror doors provides great storage. TV point.

## Bedroom 2

**6.00m x 2.90m (19'8" x 9'6") approx.**

A generously proportioned double bedroom which again enjoys a pleasant outlook to the west. Floor to ceiling storage is provided by the large built-in wardrobe by Sharps which has white/mirror doors and provides excellent hanging and shelving storage.



## Bathroom

**2.08m x 1.69m (6'10" x 5'6") approx.**

Centrally set, the bathroom is fitted with a neutral suite incorporating a bath with a shower over and glazed shower screen and there is extensive tiling to the shower area which continues to all walls. There is a wash hand basin built into light wood style vanity units with a mirror above, a light and shaver point and a further mirrored cabinet. There is a w.c and a heated towel rail. Air extractor.

## Outside

Thorn Grove House is set within extensive landscaped and well established garden grounds which have an array of flowering plants and shrubs to provide colour throughout the seasons. There are lovely mature trees, beautiful seating areas and decorative pathways for the residents' to enjoy at their leisure. There is also a lovely sheltered inner courtyard. Residents' and visitors' parking is located to the front of the building.

## Residents' Area/Guest Suite

There are lovely residents' and guest areas including seating areas within the hallways and entrance hall. There is a comfortable residents' lounge where a range of activities take place and the house manager's daytime office is located on the ground floor. The laundry room is also on the ground floor and has ample automatic washing machines and tumble dryers. The guest suite incorporates twin beds, and an en suite shower room, fridge and coffee and tea making facilities.



## Information

There is a house manager resident within the development and the alarm pull cords are connected to a care line providing a 24 hour service. A fee is payable to cover the factoring and the managers fee and this includes buildings insurance. Occupancy of each dwelling is restricted to two private individuals, and in the case of single occupancy the dwelling must be occupied by a private individual who is at least 60 years old. In the case of joint or multiple occupancy of any dwelling, at least one occupant shall have obtained the age of 60 years and there shall be no occupant below the age of 55 years old. In the circumstances where any dwelling is in joint or multiple occupancy and the occupant who was over 60 years has died, any other existing occupant over 55 years of age shall be entitled to continue occupation. It is a condition of ownership that on completion of a sale the seller must pay 1% of the gross sale price into Thorngrove House contingency fund and an administration fee to the factors. There is a requirement for the factors to be satisfied that the new purchaser meets the terms and conditions and in this respect, a self certification and undertaking form requires to be completed by the purchaser and their GP confirming their current health and such forms need to be forwarded to the factors to give formal consent before the purchaser can proceed.

## Location

Thorngrove House is located in the Mannofield area of Aberdeen city and the local shops at Mannofield including a supermarket and chemist are within walking distance of the property as is the Medical and Dental Practice on Seafield Road. Regular public transport to Aberdeen city centre and many areas beyond is readily available on Great Western Road.

## Notes

Electric storage heating. Double glazing. EPC=C. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances are included in the sale. Large items of furniture can be made available upon request.

A management fee of approx. £1057.00 currently paid 6 monthly and this includes buildings insurance.

## 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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