

# Raeburn Christie Clark & Wallace

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



**Spacious Bright and Airy One Bedroomed Top  
Floor Retirement Apartment with Residents Parking**

OFFERS OVER  
**£137,500**

## Accommodation Overview

**Communal/Residents' Areas, Entrance Hall, Lounge/Dining Room, Breakfasting Kitchen, Double Bedroom and Shower Room. Loft. Residents' Parking and Landscaped Grounds with Seating Areas.**

Generously proportioned, well maintained and enjoying a prime location overlooking the garden grounds. These are just some of the many qualities of this spacious one bedroomed top floor retirement apartment, which is set in mature landscaped grounds and enjoys residents' parking. Forming part of the exclusive Thorngrove retirement home, built by the renowned McCarthy and Stone, this is a lovely apartment which benefits from electric heating, double glazing and alarm cord to the rooms which are linked to the house/manager care line. Upon entering there is a welcoming and spacious hallway with built-in storage, the generously proportioned lounge/dining room has a feature fireplace and double doors open to the generous well fitted comprehensively equipped breakfasting kitchen which also benefits from a large walk-in store. The lovely double bedroom has built-in double wardrobes and the shower room completes the accommodation of this appealing property. 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. The peaceful garden grounds are beautifully maintained and there is ample residents' parking. Viewing is recommended.



## 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 stair lifts.

## Hall

**3.05m x 2.73m (10'0" x 8'11") approx.**

This 'T' shaped spacious and welcoming hallway has neutral décor and coordinating carpeting along with attractive white panelled style doors to the accommodation. There is a tall built-in cupboard with shelving and a ceiling hatch to the loft space.

## Lounge/Dining Room

**7.56m x 4.16m (24'8" x 13'7") approx. at widest**

As can be seen by the dimensions, this is a generously proportioned room which has a large window affording great natural light. The lounge area has ample space for soft furnishings and free standing furniture and a lovely focal point is the fireplace with wooden surround and electric coal effect fire. The dining area again is spacious and the room enjoys neutral décor and coordinating carpeting following through from the hallway. Double opaque glazed doors open to:



## Breakfasting Kitchen

**4.30m x 1.85m (14'1" x 6'1") approx.**

Enjoying an excellent level of storage with wood style wall and base units incorporating drawer units, ample worktops with a stainless steel sink and splashback tiling. There is an integrated fan assisted oven, an electric hob with extractor hood above along with a free standing fridge and freezer. A window enjoys a pleasant outlook towards mature trees and there is a door to a walk-in store 1.85m x 1.46m (6'0" x 4'9") approx. and this has lighting, vinyl flooring, shelving and houses the hot water tank.

## Double Bedroom

**3.78m x 2.96m (12'4" x 9'8") approx.**

Again enjoying a pleasant outlook over the grounds towards mature trees, this good sized double bedroom has a spacious built-in wardrobe with mirrored bi-folding doors and provides great hanging and shelving storage. There is space for free standing bedroom furniture and the room has neutral décor and coordinating carpeting.



## Shower Room

**2.15m x 1.80m (7'0" x 5'10") approx.**

Fitted with a neutral suite comprising of a wash hand basin built into wood style vanity units providing cupboard storage and there is a mirror above with lighting. There is a w.c. and a shower unit with mains thermostatic shower, shower seat and there is aqua panelling to the shower area and the remainder of the room enjoys quality tiling to the walls. There is newly laid vinyl flooring, a heated towel rail and air extractor.

## Outside

Thorngrove 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 along with a refuse room with recycling facilities. 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=B. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances are included in the sale.

A management fee of approx. £700.00 currently paid six monthly.

## Viewing

Please telephone 07815 922609 or 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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