

# Raeburn Christie Clark & Wallace

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34 STRACHAN MILL COURT, LEADSIDE ROAD, ABERDEEN, AB25 1TX



**Sixth Floor One Bedroomed Retirement  
Flat**

OFFERS OVER  
**£59,995**

## Accommodation Overview

**Communal Hall, Hall, Lounge, Kitchen, Double Bedroom and Shower Room**

This sixth floor, one bedroomed retirement flat forms part of a well maintained sheltered housing development managed by Hanover Scotland and is suitable for residents aged 60 or above. There is a twin guest room on the 8th floor for family members available at a nominal charge. Each room within the flat is equipped with emergency pull cords linked to an on-duty manager or community alarm service, there are lifts to all floors and waste chute on every floor. The appealing property comprises a welcoming hallway with excellent built-in storage facilities, comfortable lounge with pleasant view over the city skyline, fitted kitchen, double bedroom and modern shower room. All windows are double glazed and the property is served by electric heating. The development is located within the desirable Rosemount area of the city and is very well placed for public transport links and the city centre. Viewing is recommended. All fitted floor coverings, curtains, blinds and light fittings are included in the sale.



## Communal Hallways

The communal areas are neat and tidy and maintained under a service charge. The building is protected by a security entry system.

## Hall

The welcoming hallway features a large walk-in storage cupboard with some hanging space and an additional shelved storage cupboard which houses the main electric fuse box, water stopcock and switch for electric bathroom shower. Security intercom handset and warden intercom.

## Lounge

**5.00m x 4.40m (16'4" x 14'4") approx.**

Enjoying a particularly pleasant outlook from the corner windows over the Aberdeen skyline, the lounge provides ample space for soft furnishings and a small dining table with chairs. There is a free standing electric fire and surround which are included in the sale. There is an electric storage heater, telephone and television points. A part glazed door gives access to the kitchen.



## Kitchen

**4.37m x 1.83m (14'3" x 6'0") approx.**

The kitchen is fitted with a good range of cream wall and base units edged with splashback tiling and topped with co-ordinating work surface incorporating a stainless steel sink in front of the window. Appliances include a freestanding electric cooker, fridge/freezer, washing machine and microwave, the cooker hood is not connected. Additional storage needs are catered for by a further large walk-in cupboard which also houses the water heater.

## Double Bedroom

**4.83m x 2.77m (15'8" x 9'0") approx.**

Bright and airy double bedroom with two windows affording great natural light and enjoying pleasant views. Full height mirrored wardrobes provide ample hanging and shelved storage.



## Shower Room

**2.00m x 1.95m (6'5" x 6'4") approx.**

Fully tiled in white with metallic border tiles, the modern shower room is fitted with a three piece suite comprising w.c, wash hand basin within vanity unit with wall mounted mirrored cabinet above and cupboard storage below and a curved shower enclosure with electric shower attachment and aqua panelling. Wall mirror. Electric heated radiator. Xpelair.

## Outside

There is a small room on the landing adjacent to the flat which contains a refuse chute and a secure walk-in cupboard shared with one other property. A few residents parking spaces are available outside the building and parking permits for on-street parking can be obtained from Aberdeen City Council for an annual fee.





## Notes

Electric heating. Double glazing. EPC=C. Pull cords in every room linked to an on-site manager or community alarm system. Service fee currently £234.00 per calendar month, subject to ongoing review.

## Viewing

Please telephone the Selling Agent's Aberdeen office.

## Office Reference: WDB/Aberdeen

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

**For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400**

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