



# 3 Kirk Manor Court

Kirk Brae, Cults, Aberdeen AB15 9SF

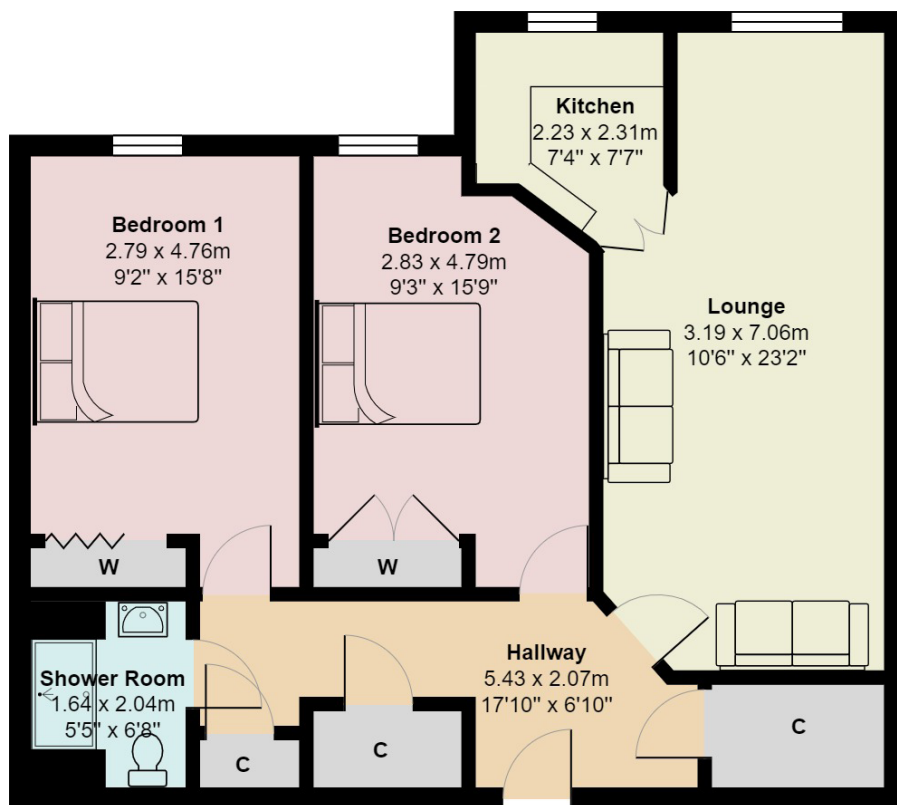


mackinnons  
solicitors

We are delighted to bring to the market this well appointed two bedroom ground floor retirement apartment. Located within the popular Kirk Manor Court development, the property lies close to a range of amenities within the sought after suburb of Cults.

Built during 2007 by McCarthy & Stone, within Kirk Manor Court there is a welcoming ambience and all the residents' communal areas are in excellent condition. The development includes 24 apartments, while the inviting Residents' Lounge plays host to various social activities. There is a dedicated part time manager employed within the development, and an out of hours emergency care-line service managed by Apello, with care-line access points in every room. With a security entry system and CCTV, there are lovely landscaped garden areas, the main body of which is south facing. A private car park with allocated parking is accessible from the rear.

- Electric Panel and Storage Heating
- Double Glazing
- Communal Gardens
- Mains Drainage and Water
- Two Bedrooms
- Communal Lounge and Facilities



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**

Band E

**EPC**

Band B

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

01224 868687

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