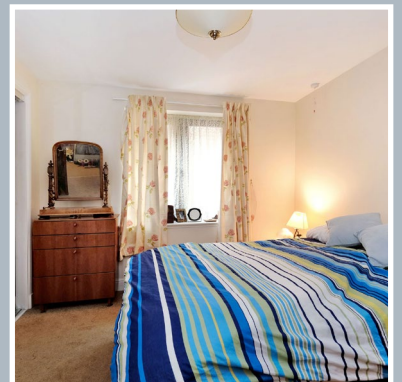




# 4

## The Rowans

North Deeside Road, Cults, Aberdeen AB15 9ST

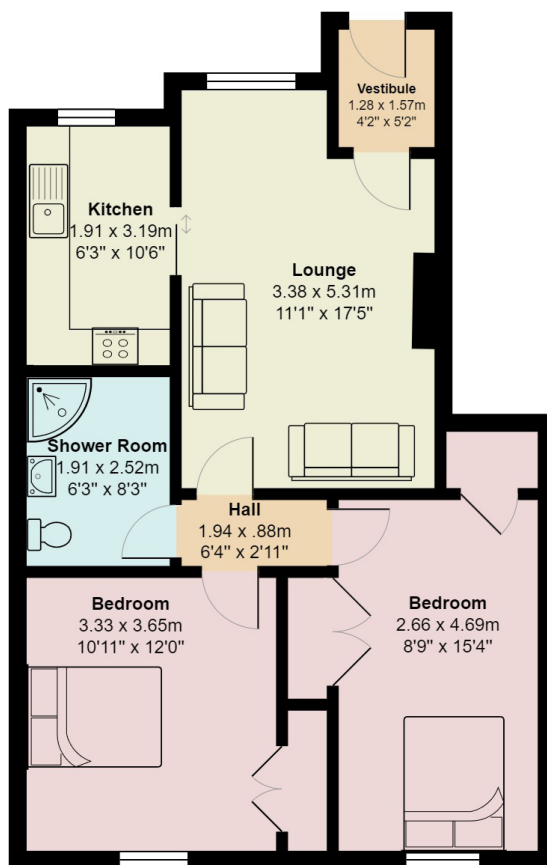


mackinnons  
solicitors

We are delighted to bring to the market this well appointed two bedroom, self contained ground floor apartment. Forming part of an exclusive development for residents aged 55 years or over, the property lies within close proximity to a wide range of amenities and transport links within the sought after suburb of Cults.

The welcoming entrance vestibule leads into the bright lounge which overlooks the beautifully landscaped central courtyard and includes an electric fire. The well equipped kitchen includes a good range of units and appliances. Double bedrooms one and two are situated towards the rear of the apartment and both benefit from double fitted wardrobes with sliding mirrored panel doors. The shower room completes the accommodation. A factoring arrangement is in place for the upkeep of the communal lounge and mutual external areas.

- Electric Heating
- Double Glazing
- Mains Drainage and Water
- Self Contained Entrance
- Two Bedrooms
- Shared Parking



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 C

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

01224 868687

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