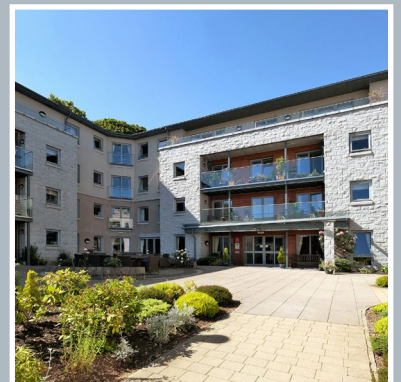




15 Florence Court

402 North Deeside Road, Cults
Aberdeen AB15 9TD



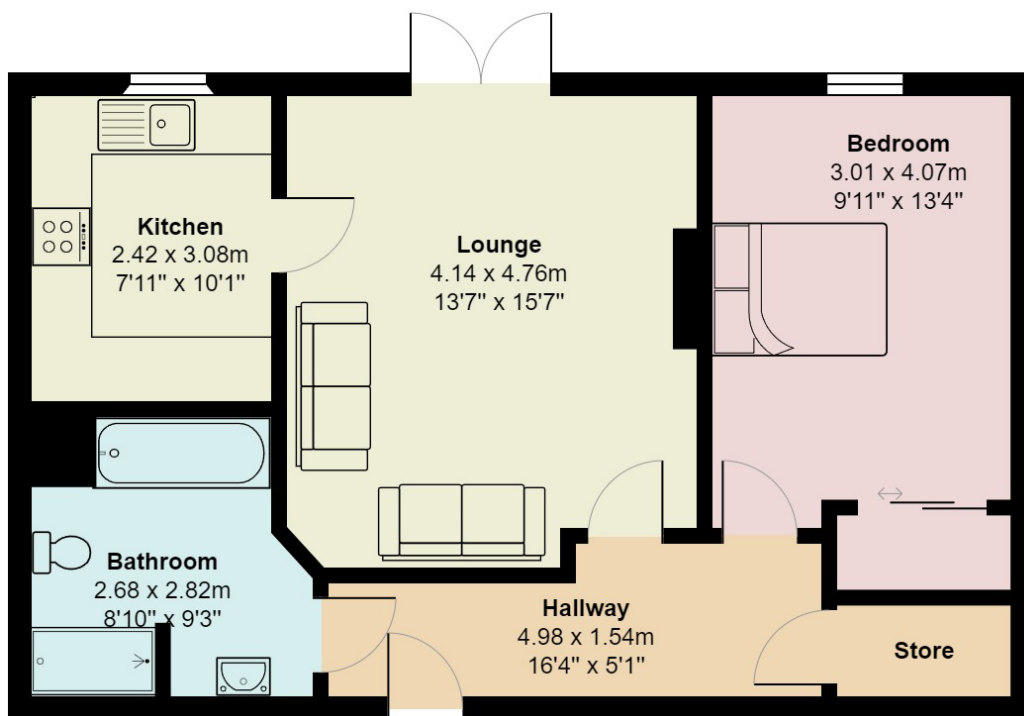
mackinnons
solicitors

We offer for sale this well proportioned one bedroom retirement flat set within the sought after McCarthy and Stone development for over 70's in Cults.

Entry is via secure entry with lift access to the first floor.

The accommodation comprises, entrance hall with deep walk-in storage cupboard which houses the hot water cylinder and fuse box. A spacious lounge offers ample space for a range of furnishings and boasts double French doors to the rear terrace. A particular feature is the wooden fire surround housing an electric inset fire which will be included in the sale. A modern kitchen is fitted with a range of units and benefits from integrated appliances. The spacious double bedroom features ample fitted wardrobe facilities. A centrally set wet room is fitted with a vanity unit housing the wash hand basin, bath and WC, along with a roll in shower enclosure. The development offers assisted living and benefits from 24 hour on-site management presence, domestic assistance and laundry room.

- Light and Airy Accommodation
- Communal Lounge and Restaurant
- Attractive Roof Terrace
- Under Floor Heating
- Monthly Service Fee Applies



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 D

EPC
Band B

Entry
By Arrangement

Viewing
Contact Solicitors
01224 868687

OUR services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine



www.carbonbalancedpaper.com

produced by xci.com | 01224 878799