



# 11 Florence Court

402 North Deeside Road, Cults, Aberdeen AB15 9TD

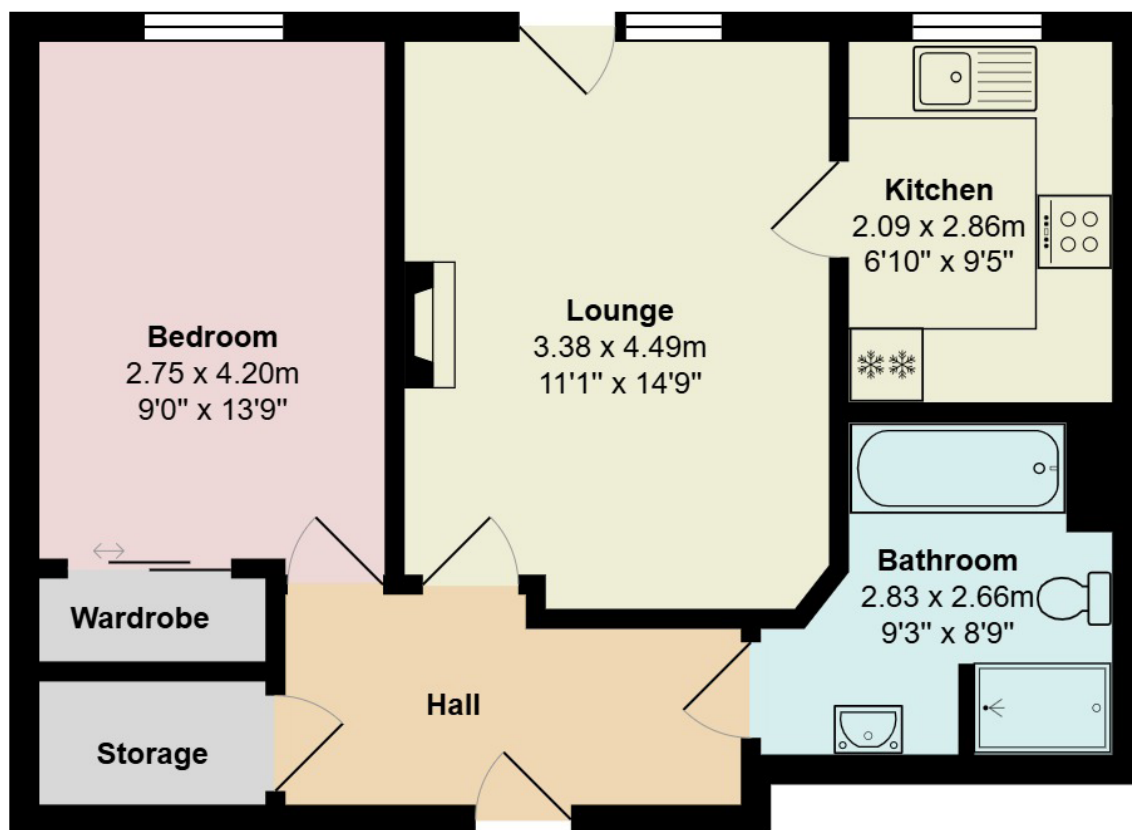


**mackinnons**  
solicitors

We are delighted to offer for sale this immaculate one bedroom first floor apartment. Having recently undergone a programme of redecoration, the property is situated within the popular Florence Court retirement community in Cults, providing contemporary and stylish living accommodation for the over 70's.

The entrance door leads into the welcoming reception hall where there is a spacious walk in storage cupboard. The contemporary lounge/dining room looks out onto a communal landscaped surround from French doors, while an electric fireplace is central to the room. The kitchen features a good range of storage and appliances. The double bedroom is a light and pleasant room inclusive of a double wardrobe. The generously proportioned wet room includes a three piece suite with shower.

- Electric Underfloor Heating
- Double Glazing
- Mains Drainage and Water
- Security Entry System
- Neutral and Contemporary Decor
- Excellent Communal 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 D

**EPC**

Band B

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

01224 868687

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