

**Flat 2, Dunmail Manor, Dunmail Avenue,**  
Cults, Aberdeen, AB15 9LW

Fixed Price  
**£75,000**

**Under offer**

 1  1  1   48 m<sup>2</sup> EPC D Council Tax Band D



**Contact Solicitor**

Ledingham Chalmers LLP  
4 Alford Place  
Aberdeen  
AB10 1YD

01224 632500

[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

<http://www.ledinghamchalmers.com>



**Features**  Off street parking

**Description**

Dunmail Manor is a purpose built development designed for independent living for the over 55's, situated in the heart of Cults, one of Aberdeen's prime west end suburbs. With a resident warden on the premises, lift access, and pull cords in every room which provides 24-hour assistance, Dunmail Manor offers a safe and comfortable environment for the elderly, maintained under a service charge which includes buildings insurance. Situated on the lower ground floor with entry from South Avenue as well as Dunmail Avenue, No 2 is a beautifully presented one bedroom flat with a westerly outlook and access to the garden from the bedroom. The flat is beautifully presented with fresh and tasteful decoration, allowing potential buyers to move with ease. It has a good level of storage, a modern kitchen with quality appliances and a lovely shower room with the usual mobility aids.

The layout includes a lounge with two windows and a west facing outlook. Adjoining is the kitchen which features a good range of modern white wall and base cabinets, laminate worktops, splashback tiles and it has an electric hob, oven, extractor, fridge and a washer dryer. The bedroom has the same

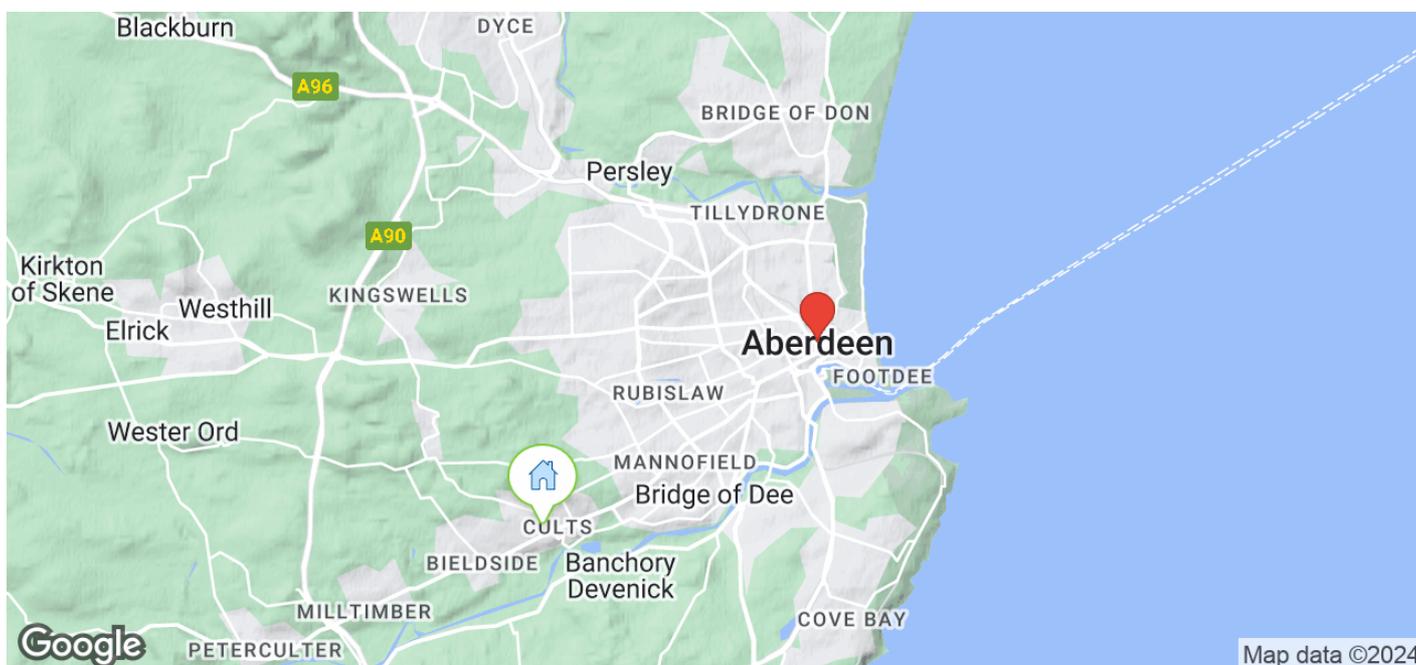
outlook as the lounge and with a floor to ceiling window that opens to allow egress to the garden, it is bathed in natural light: it features wall to wall fitted wardrobes with mirrored doors that also houses the hot water cylinder. The shower room is centrally positioned and it has a large aqua panelled enclosure with electric shower and vanity furniture that incorporates a toilet and wash basin. A large walk in hallway cupboard with light provides additional storage and houses a freezer.

Early viewing recommended to appreciate the many qualities on offer and an early entry may be given if required.

**Location** Cults is a picturesque village situated west of Aberdeen and within easy commuting distance of the city, the airport and the business parks and industrial sites across the city and suburbs. The village has a semi rural ambience but a wealth of amenities including a regular bus service to the city, shopping, health and leisure facilities, a library and excellent primary and secondary schools. With Royal Deeside on the doorstep, there is a choice of seasonal sports, leisurely or demanding walks and stunning scenery.

### Directions

From Aberdeen, take the North Deeside Road, enter Cults, continue through the traffic lights, turn left on to Dunmail Avenue and Dunmail Manor is on the right hand side.



### Accommodation comprises

Lounge: 3.45m x 4.67m (11'4" x 15'4") approx.

Kitchen: 1.80m x 3.58m (5'11" x 11'9") approx.

Bedroom: 2.92m x 5.58m (9'7" x 18'4") approx.

Shower Room: 1.9m x 2.26m (6'3" x 7'5") approx.

### (Outside)

South facing landscaped grounds with seating areas and parking zones.

Residents' car park.

## **(Other Information)**

All carpets, curtains, window blinds, light fittings and white goods are to be included in the sale. Furniture is available by separate contract.

Electric heating. Double glazing. Security entry system. Resident warden. Residents' lounge. 2 guest en-suite bedrooms.

### **View this property here**

<https://www.aspc.co.uk/search/property/355144/Flat-2-Dunmail-Manor--Dunmail-Avenue/Aberdeen/>

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