

# 18 Airyhall House, Airyhall Road, Aberdeen, AB15 7TF

Price Around  
**£245,000**

**Under offer**

 **2**  **1**  **2**   **85 m<sup>2</sup>** EPC **B** Council Tax Band **E**



## Contact Solicitor

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## Features

## Description

This is a **first floor flat** (with lift access) in a modern retirement development set in extensive and very attractive wooded grounds in a quiet location but less than three miles from the City Centre. As a maintained retirement complex occupation is restricted to those over 55's (or where more than one occupant one of which is over 55 years).

**Accommodation:** Lounge/Dining Area Kitchen Master Bedroom with en-suite Second Bedroom Bathroom Residents' Lounge

**Entrance Hallway** With cupboards housing the central heating boiler and the electricity meter. The handset for the security entrance system, which has a video facility, is adjacent to the flat door.

**Lounge/Dining Area (5.66m x 4.52m)** With large balcony type doors overlooking the rear gardens of the development. Television aerial and telephone points.

**Kitchen** The Kitchen area features a gas hob, Neff extractor hood, microwave oven and double oven, integrated fridge freezer, dishwasher and washing/drying machine. There is laminate flooring and partial tiling and downlighters above the worktops.

**Master Bedroom (4.3m x 3.27m)** With fitted wardrobe with sliding doors. Windows to front. Telephone and television points. En-suite shower room with fully tiled shower, shaving point, extractor fan, wall mirror and vinyl flooring.

**Second Bedroom (4.14m x 2.78m)** Fitted wardrobes with sliding doors.

**Bathroom (2.21m x 1.94m)** This is a spacious bathroom with three piece suite, wall mirror, shaving point, heated towel rail, partial tiling and vinyl floor covering.

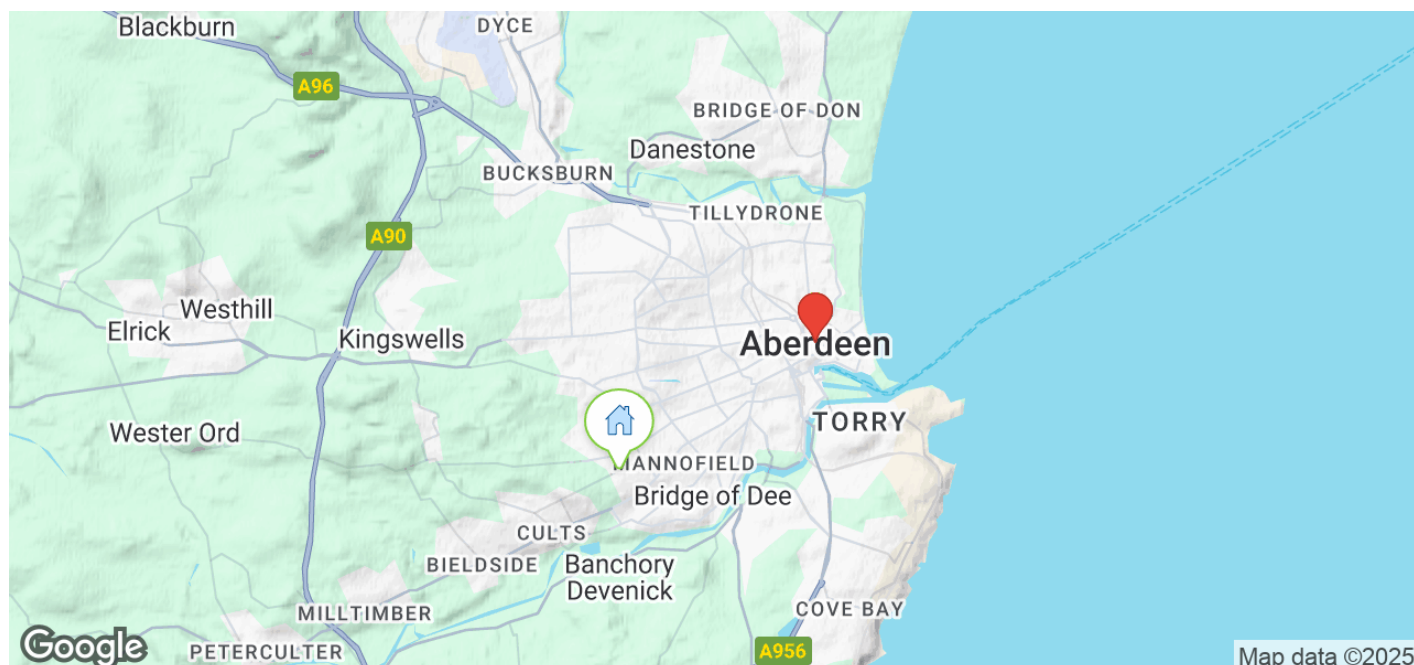
**Residents' Lounge** This is a fully furnished Residents' Lounge with a beautiful outlook to the south. The Lounge is a social space for all residents with regular daytime and evening activities. The Residents' Lounge also features a kitchen, dining area, a cloakroom and outside terrace.

Gas central heating, double glazing, all carpets, curtains and blinds are included.

The lift from the ground floor is located immediately adjacent to the flat door.

A floor plan showing the layout of the flat is attached to this Schedule.

A monthly factoring charge of £118.33 covers communal buildings insurance, communal cleaning and utility bills, lift maintenance and maintenance of grounds.



**View this property here**

<https://www.aspc.co.uk/search/property/357026/18-Airyhall-House--Airyhall-Road/Aberdeen/>

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