

# STEWART & WATSON

your **complete** property & legal service

**36 STRACHAN MILL COURT  
LEADSIDE ROAD, ABERDEEN AB25 1TX**



*Sixth Floor Retirement Flat in City Centre*

- Lounge & Kitchen
- 1 Bedroom & Shower room
- Electric heating & DG
- Single garage
- Secure door entry system

***Offers Over £65,000***  
***Home Report Valuation £90,000***  
***www.stewartwatson.co.uk***

## **TYPE OF PROPERTY**

Forming part of a well maintained Sheltered Housing Development located close to Aberdeen's City Centre, we offer for sale, this 1 bedroom retirement flat with single garage. The development is managed by Hanover Housing Association and is suitable for residents aged 60 and over. All flats are protected by security entry telephone system and pull cords in all rooms with direct link to a 24 hour Warden Care Service, for which there is a monthly cost. There are also meeting areas for social events. The flat benefits from double glazing and electric storage heating. Outside there is a single garage to the rear of the property with electric up and over door and power. There is also a residents' car park at the rear and a smaller car parking area at the front of the building. An ideal retirement property situated in a convenient location.

## **ACCOMMODATION**

### **Entrance Hall**

The property is entered via a half glazed front door, walk in shelved storage cupboard housing the electric fuse box and fitted carpet.

### **Lounge**

**13'8" x 11'7"**

(4.2m x 3.6m)

With fitted carpet, storage heater, window to front and access to kitchen.



### **Kitchen**

**15'9" x 6'1"**

(4.8m x 1.9m)

Fitted with base and eye level units incorporating a 1 ½ stainless steel sink, tiled splashback, ample work space and breakfast bar, plumbed for washing machine and space for fridge and oven, Vinyl flooring and walk in shelved cupboard housing hot water tank .



**Double Bedroom**      **13'9" x 9'1"**  
(4.3m x 2.8m)

With fitted bedroom furniture, storage heater, fitted carpet, built in double wardrobe with sliding mirror doors and window to front.



**Shower Room**      **6'7" x 6'7"**  
(2.0m x 2.0m)

Storage vanity unit with w.c. and wash hand basin, enclosed cubicle with sliding glass door and Mira shower, electric heated towel rail and vinyl flooring.



## OUTSIDE

Outside there is a single garage to the rear of the property with electric up and over door and power. There is also a residents' car park at the rear and a smaller car parking area at the front of the building.

## SERVICES

Mains water, drainage and electricity. Electric storage heating.

## ITEMS INCLUDED

All heritable fittings & fixtures are included as are all curtains, blinds and light.

## Council Tax Band

C

## EPC Band

C

## Entry

By arrangement

## Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

## Email

oldmeldrum.property@stewartwatson.co.uk

## Offers

All offers should be submitted in writing to our Oldmeldrum Office.

## LOCATION

The property is located in a desirable street situated in the popular Rosemount area of Aberdeen. Rosemount has an excellent range of local shops and amenities, there are also good public transport facilities providing access to many parts of Aberdeen city. The city centre is within walking distance where a further range of amenities are available. This area is also well positioned for Aberdeen Royal Hospital and His Majesty's Theatre.

## DIRECTIONS

Travelling from Union Street proceed onto Union Terrace, at the traffic lights turn left onto Rosemount Viaduct. Continue ahead through the traffic lights and exit at the next left onto Leadside Road, the development is situated on the left hand side.

## Reference

Oldmeldrum/LA/J19

**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.  
Contact Property Department at any of our offices.

**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.**

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