



55 Strachan Mill Court, Leadside Road, Aberdeen AB25 1TX
£75,000 fixed price

Property summary

We are delighted to offer for sale this well presented **twp bedroom top floor flat** situated within a purpose built retirement development situated in the Rosemount area of the City. The property is situated to the rear of the building where it enjoys a peaceful location. The property benefits from electric heating, double glazing, security entry, 24 hour alarm care system and a lift to all floors. There is a residents committee who organise regular social events and a residents house manage is also employed. A guest room is also available for a small nightly fee.

The accommodation comprises communal hallway with stair and lift access, Entrance Hallway with access to most rooms, well proportioned Lounge with 3 arched windows providing considerable natural light, Kitchen fitted with modern base and wall mounted units and a large walk-in pantry, 2 Bedrooms and Wet Room.

The property also benefits from considerable storage with large, walk-in cupboards in the Kitchen and also the Entrance Hallway. All room sizes are generous.

Location Leadsie Road is situated off Esslemont Avenue which runs between Rosemount Place and Skene Street within easy walking distance of the City Centre, the hospital campus at Foresterhill and the Victoria and Westburn Parks. Good local shops and a regular bus service are available on nearby Rosemount Place.

Full details

Communal entrance: Carpeted with numerous advertisement boards highlighting social events. Stairs to upper floors. Lift.

Entrance Hallway: The Entrance Hallway provides access to most of the rooms. Fitted carpet. Electric heater. Ceiling light. Power point. Large walk-in shelved storage cupboard (housing consumer unit) with light. Security entry telephone. Emergency call button.

Lounge: 4.64m x 4.41m (15'3" x 14'6") approx. Well proportioned "living room" with 3 feature arched windows with roman blinds overlook the rear of the building. Fitted carpet. Electric heater. Ample power points. Glazed door from Hallway. Door to Kitchen.

Kitchen: 3.22m x 1.95m (10'7" x 6'5") approx. Fitted with a range of modern base and wall mounted cream High Gloss units with chrome handles and contrasting work surfaces and wall boarding. Indesit hob. Single oven. Microwave. Beko washing machine. Integrated under counter fridge. Large shelved pantry cupboard housing hot water tank. Space for small table and chairs.

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: C

Bedroom 1: 4.41m x 3.17m (14'6" x 10'5") approx. Fitted carpet. Feature arch window with roman blind. Electric heater. Ceiling light. Ample power points.

Bedroom 2: 3.65m x 2.05m (12' x 6'9") approx. Fitted carpet. Feature arch window with roman blind. Electric heater. Ceiling light. Ample power points.

Wet Room: 1.85m x 1.85m (6'1" x 6'1") approx. Fully tiled wet room. Large walk-in shower with Mira shower. White wc and wash-hand basin. Anti-slip flooring. Mirrored medicine cabinet. Usual fittings. Ceiling light.

(Other information)

There is a factoring charge of approximately £200 per month. There are limited parking spaces within the Development but permits are available from Aberdeen City Council. The building is secured by an entry system and there is a 24 hour care alarm in place. The development also benefits from lift access to all floors.

All items of furniture can be included in the sale. All carpets, blinds and kitchen appliances (where listed) are included in the price.

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: C





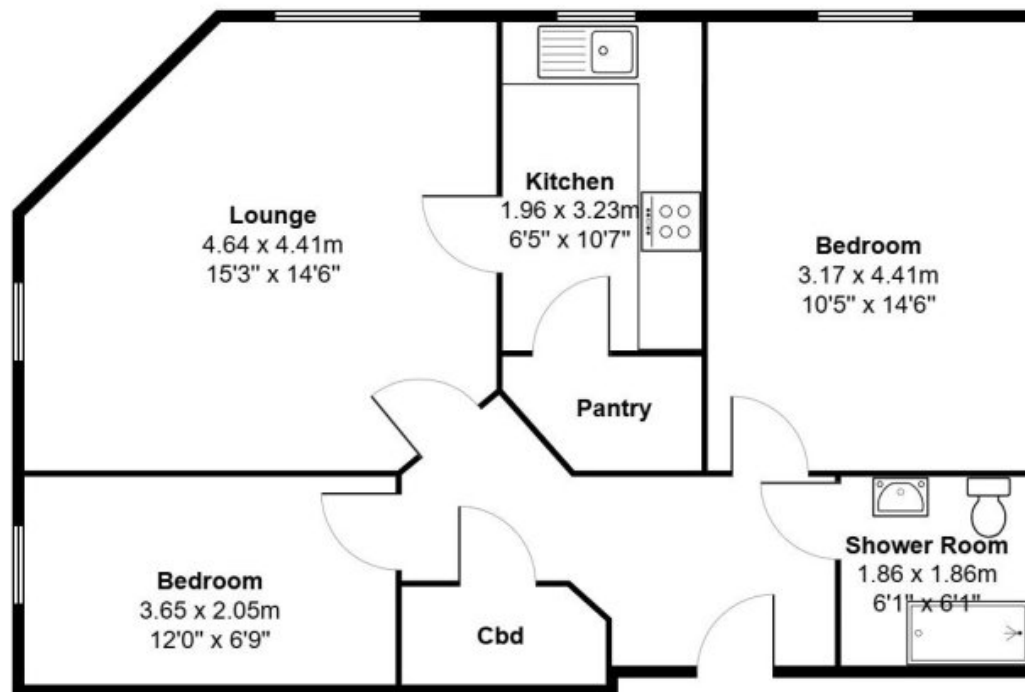








55 Strachan Mill Court



Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

Trusted since 1993

Property specialists

Local to you

Plain speaking

Experts who listen

Full legal service

Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

Elgin: 01343 544466

Follow us

Facebook

LinkedIn

Visit our website

www.grantsmithlaw.co.uk