



**grantsmith**  
LAW PRACTICE

Flat 17 Dunmail Manor, Dunmail Avenue, Cults, Aberdeen,  
AB15 9LW  
£75,000 offers over

## Property summary

We are delighted to offer for sale this charming **one-bedroom ground floor retirement flat** located in the Dunmail Manor sheltered housing development. The complex offers management care, and the apartment has a call system with emergency pull cords throughout. This bright flat features neutral décor and well-proportioned accommodation. Further benefits include electric heating, double glazing, a security entry system and an integrated fire alarm system. There is a resident's lounge and kitchen facilities and a communal area on most floors.

The accommodation on offer comprises of a Hallway, Lounge, Kitchen, Double Bedroom and Bathroom.

Viewing is essential to fully appreciate this charming flat.

**Location** Cults is a quiet, desirable suburb with an excellent range of facilities readily accessible on the doorstep. The medical centre is two minutes away, whilst the post office, bowling green and an excellent range of small individual shops are all on the main North Deeside Road. Although there is resident parking available for those who do not wish to drive into the city centre there is an excellent public transport service between Aberdeen and Deeside which runs from just outside the development. Viewing is essential to fully appreciate this charming apartment.

### (Other Information)

A single occupier of the property must be 60 years of age and over and joint occupiers must be over 60 and 55 years of age. The current service charge of £63 per week is levied against all apartments towards the services of the manager and general upkeep of the complex.

Travel west on the A93 from Aberdeen. On entering Cults, carry straight ahead at the traffic lights and further on, turn left onto Dunmail Avenue. Dunmail Manor is on the right-hand side.

## Full details

**Hallway:** A solid hardwood door gives access to the Hallway. Large walk-in shelved storeroom provides excellent storage and houses the electric circuit meter. Fitted carpet. Creda storage heater. Central light fitment. One double power point. Door entry handset. Coat Hooks. Pull cord.

**Lounge:** 4.65m x 3.25m (15'3" x 10'8") approx. A bright and airy room with two, east facing windows, with horizontal blinds, overlooking the gardens. Feature coal effect electric fire with

---

**Type:** Flat

---

**Availability:** For Sale

---

**Bedrooms:** 1

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** Communal Parking

---

**Outside Space:** Communal Garden

---

**Council Tax Band:** D

---

wood surround. Fitted carpet. Creda storage heater and an electric heater. Central light fitment. Three double power points. TV point. Telephone point. Pull cord. Sliding door to the Kitchen.

**Kitchen:** 3.66m x 1.70m (12' x 5'7") approx. Fitted with a good range of white base and wall units with contrasting worktops and tiled splashbacks. Integrated Beko oven and four ring electric hob with chimney style extractor fan. Stainless steel sink and drainer. Window, with horizontal blinds, overlooking the gardens. Laminate wood effect flooring. Electric heater. Strip light. One double and one single power points in addition to those for appliances. Fitted breakfast table. Extractor fan. Miele washing machine and fridge freezer to remain.

**Double Bedroom:** 5.31m at longest x 2.92m (17'5" x 9'7") approx. A bright Double Bedroom featuring an extensive fitted wardrobe, with hanging rails and shelving, with mirrored sliding doors. Window, with horizontal blinds, overlooking the gardens. Fitted carpet. Electric heater. Central light fitment. Three double power points. Telephone point. Pull cord.

**Bathroom:** White three-piece suite with WC, wash hand basin and bath with wall mounted Mira Zest shower and shower curtain. Tiled to ceiling height at shower area and to dado height at WC, wash hand basin and bath areas. Laminate wood effect flooring. Electric heater. Central light fitment. Shaver point. Vanity mirror. Xpelair. Pull cord.

#### **(Outside)**

Externally, the beautifully landscaped grounds are most appealing, with ample seating areas. Resident and visitor parking available. The communal grounds are beautifully maintained. Residents' parking is non designated and operates on a first come first served basis.

---

**Type:** Flat

---

**Availability:** For Sale

---

**Bedrooms:** 1

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** Communal Parking

---

**Outside Space:** Communal Garden

---

**Council Tax Band:** D

---









## 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](http://www.grantsmithlaw.co.uk)