



# 1 The Rowans

North Deeside Road, Cults, Aberdeen AB15 9ST

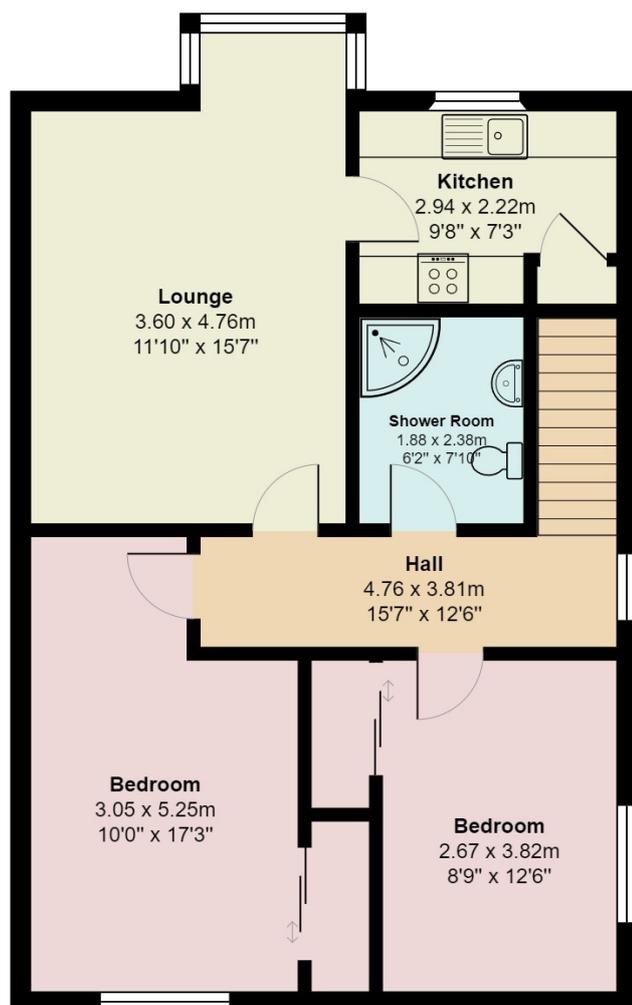


mackinnons  
solicitors

We are delighted to offer for sale this well presented self contained two bedroom upper retirement apartment situated within a small prestigious development for the over 55's in the sought after suburb of Cults.

A hardwood door leads to the entrance and carpeted staircase to the upper hallway. An exceptionally light and airy lounge/dining area boasts a box bay window with south facing views. A well appointed galley style kitchen is fitted with modern white gloss units, incorporates integrated and free standing white goods which will remain. There are two well proportioned double bedrooms, both providing ample space for a range of furnishings. A recently refurbished, centrally set shower room with extensive vanity units completes the accommodation. The development features a well maintained landscaped courtyard, with ample resident parking, for which there is a factor fee. The property benefits from electric heating and double glazing and is protected by a security entry system.

- Bright Lounge/Dining Area
- Modern Fitted Kitchen
- South Facing Views
- Two Double Bedrooms
- Attractive Shower Room
- Convenient Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**  
Band E

**EPC**  
Band D

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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