



**8 FLORENCE COURT, 402 NORTH DEESIDE ROAD,
CULTS, AB15 9TD**
SPACIOUS 1 BED FIRST FLOOR RETIREMENT FLAT



OFFERS	Storie Cruden
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Storie Cruden and Simpson
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LOCATION: CULTS is a very desirable and well established suburb lying on the North Deeside Road approximately 4 miles south west from Aberdeen City Centre. Cults is surrounded by beautiful scenery and leisurely walks can be enjoyed along the banks of the River Dee and further afield. A lovely drive can be enjoyed through delightful countryside to Royal Deeside. Florence Court is ideally located for public transport links situated on the main bus route to Aberdeen. There is also an excellent range of local facilities including hairdresser, post office, gift shop, mini supermarket and medical centre. Leisure facilities are also well catered for with a tennis club, bowling club and Deeside Golf Club a short distance away.

DESCRIPTION: This well presented First Floor Flat is purpose designed as a retirement residence for occupation by persons over the age of 70 who enjoy an independent lifestyle with the benefits and services offered within the highly regarded assisted living development of Florence Court in the much sought after area of Cults. This well-proportioned one Bedroom flat is conveniently located on the first floor with French doors to a delightful private balcony. The flat enjoys the benefit of UPVC double glazing and electric under floor heating. The excellent communal facilities include a large welcoming sitting area and dining room. There is also a Guest Suite for visitors and a Laundry. A monthly service charge covers the 24 hour monitoring and emergency call system, domestic assistance, maintenance of grounds and communal areas and an in-house Manager to look after the day to day running of the development. The main entrance to the building is protected by a monitored security entry system which leads to the welcoming entrance foyer and reception office. The development is situated in attractive landscaped grounds with outdoor seating areas.

ACCOMMODATION

HALLWAY 8'9" x 6' (2.66m x 1.84m): Carpeted. Deep walk in cupboard with shelving, light, boiler, fuse box, and meter. Access to all other accommodation.

LOUNGE 23'2" x 10'9" (7.07m x 3.27m): The bright and spacious Lounge features downlights, ceiling coving, UPVC French patio doors to the private balcony, carpeting, and electric fireplace with mantle and hearth. Space for small dining table.

KITCHEN 8'5" x 7'7" (2.56m x 2.31m): The side facing modern Kitchen is fitted with matching wall and base units, contrasting worktops, tiled splashbacks, and tiled flooring. It is equipped with a built in oven, microwave, ceramic hob, built in fridge freezer, extractor hood, and a stainless steel sink unit.

DOUBLE BEDROOM 16' 2" x 9'10" (4.93m x 3.02m): Side facing excellent sized double bedroom with carpeting and deep built in double wardrobe with mirrored sliding doors, hanging rail, and shelving.

BATHROOM 8'8" x 6'8" (2.64m x 2.05m): Features a three piece white suite, separate plumbed in waterfall shower with wand, fully tiled walls, vinyl flooring, extractor fan, wall mirror with light, vanity unit, and chrome towel radiator.

OUTSIDE: Enjoying a southerly aspect there are seating areas to the front overlooking the well maintained and stocked gardens. The driveway provides access to a secure underground parking area where a parking space licence may be available on separate application.

EXTRAS: All floor coverings, light fittings, curtains, blinds, rails and poles, and appliances will remain.

DIRECTIONS: From the City Centre proceed West along Union Street taking a left at the crossroads onto Holburn Street. At the first set of traffic lights turn right onto Great Western Road. Continue along Great Western Road onto the A93 North Deeside Road and pass through Cults. Continue through the crossroads at Kirk Brae and Florence Court is clearly sign posted on the right hand side, 400 yards past Rowan Court.

EPC: TBC