



Polmuir Properties

Woodville

Contemporary living, city style



External Features

- Granite and render with natural slates to the roof

Security Features

- Light oak flat entrance doors with 4 point security locking
- Security chain and spy hole to flat entrance door
- Video door entry system with hand set and coloured screen in each flat hallway

Communal Areas

- Well lit communal areas
- Heavy duty carpeting to all stairs and communal hallways

External

- External security lighting
- Resident and visitor parking
- Large landscaped communal areas
- Decorative railings to Polmuir Road frontage
- All communal areas to be maintained by appointed Factor



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21 Polmuir Road, Ferryhill



Aberdeen is a historic city with a vibrant, modern heart. Located in tranquil surroundings close to Duthie Park and with a main bus route on its doorstep, Woodville is ideally placed to offer residents the convenience of city living with the benefits of a quiet residential area.

The city centre is a short walk away, and residents are spoiled for choice when it comes to shopping and leisure. Boasting a wealth of gyms and sporting facilities, high street and specialist retailers, restaurants and cafes, pubs and clubs, and galleries and entertainment venues, Aberdeen has something for everyone.

Woodville is a stone's throw from the River Dee, beautiful Duthie Park with its famous Winter Gardens, and the start of the 16 mile long Deeside Way which is popular with walkers, joggers and cyclists. On Aberdeen's doorstep, leisure pursuits abound with an abundance of golf courses and a wide range of outdoor pursuits.

The location provides easy access to all the major arterial routes and to the numerous business centres in and around Aberdeen.

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Kitchen

- Quality kitchen units and worktops by Kelvin
- Appliances by Siemens
- 4 burner tempered glass gas hob
- Integrated single oven
- Integrated microwave oven
- Stainless steel and curved glass cooker hood
- Fully Integrated fridge/freezer, dishwasher and washer/drier
- Built in wine cooler for 18 bottles of wine
- Glass back panel to hob and hood
- Under wall unit lighting

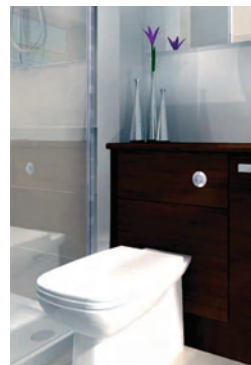


En-suites

- Vanity units with integrated white sanitary ware
- Chrome mixer taps/control valves and click clack wastes
- Quality wall tiling
- Walk-in showers with recessed chrome thermostatic controls (see specific flat layout drawing)
- Mirrored top vanity unit with lighting
- Chrome heated towel rail

Bathrooms

- Wall hung white sanitary ware
- Chrome mixer taps/control valves and click clack wastes
- Quality wall tiling
- Shower over bath with chrome and glass bath screen (one bedroom apartments have a separate shower)
- Mirrored top vanity unit with lighting
- Chrome heated towel rail



Central Heating

- Gas fired central heating with wall mounted combi boiler (for position see specific flat drawing)
- Radiators with fitted end panels, grilles and thermostatically controlled valves (with the exception of one which will have a wall mounted thermostat)
- Chrome heated towel rail in bathroom and en-suite



Electrical

- Generous provision of sockets with brushed chrome electrical fittings to lounge, hall and kitchen
- Down lighters fitted to lounge, hall, kitchen and bathroom
- TV sockets to lounge, master bedroom and bedroom 2 all fitted to receive Sky+
- Shaver point in bathroom and en-suite
- Mains operated smoke detectors with battery back up
- BT points in lounge and master bedroom
- Communal satellite SKY+ dish fitted in roof space and ducted to each apartment to allow owners suppliers to connect to SKY+



Lighting

- Down lighters fitted to lounge, hall, kitchen, bathroom and en-suite
- Brushed chrome light switches and sockets to lounge, hall and kitchen

Internal Features

- Smooth finish ceilings and walls with emulsion finish
- Skirtings, sills, facings all with white paint finish
- Light oak veneered pass doors with chrome handles and hinges
- Choice of oak, glass or mirrored wardrobe doors
- Contemporary glazed light oak doors to lounge