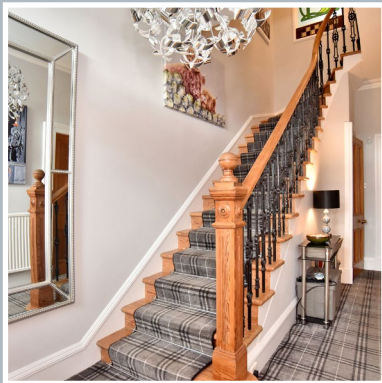




Edendee

9 Inchgarth Road, Cults, Aberdeen AB15 9NJ



mackinnons
solicitors



Set over three levels, the property has retained many of its fine period features such as high ceilings with cornicing, wooden floors, and fireplaces. The entrance vestibule has hardwood flooring with a glass door leading to the hallway. The reception hallway provides access to the magnificent hardwood staircase with original balustrade and timber handrail as well as the two piece cloakroom suite.

Stunning south facing lounge with large wood panelled bay windows allowing a great deal of natural light into the room, feature gas fireplace with timber surround, cast iron inset, and slate hearth. The dining room is another excellent sized room with bay window and feature gas fireplace with cast iron surround. There is ample space for free standing dining furniture.

The family room/dining area has built in ceiling to floor storage units with space for a table and chairs. The modern kitchen is fitted with white gloss base and wall mounted units complete with complementing worktops and splashback. Free standing Rangemaster with extractor hood, under counter dishwasher, washing machine and tumble dryer. Free standing American fridge freezer (to remain). The kitchen also benefits from a large Velux skylight window.

Access to the first floor is via a sweeping staircase with a stunning stained glass window. On this level there are three double bedrooms all with built in storage. Two of the bedrooms benefit from uninterrupted views over the surrounding countryside towards the River Dee and the historic Shakkin' Briggie.

We are delighted to bring to the market this immaculate four bedroom traditional granite semi-detached executive family home with panoramic views over Deeside. Located within the prestigious and much sought after suburb of Cults, the property is situated to the west of the city with a good range of local amenities including excellent local shopping, public transport, medical centre, and tennis club. Local schools are available at Cults Primary and Cults Academy as well as Aberdeen International School.





The family bathroom comprises of a bath, double walk-in cubicle with mains shower, wash hand basin in vanity unit and WC.

Staircase leads to the second floor where the principal bedroom is located. An excellent sized room with south facing Velux window and another window overlooking the rear. Built in wardrobes. The shower room is fitted with a cubicle with mains rain shower, wash hand basin and WC.

To complete the accommodation is the home office with an extensive range of high quality fitted office furniture comprising of a desk and a range of fitted cupboards and bookshelves. Access to the eaves can be obtained from this room.



Outside: Lock block driveway with parking for two vehicles leading to the single detached garage with remote controlled up and over door, with light and power. Steps lead to a balcony area to the front door.

The fully enclosed terraced garden to the rear has a patio area and steps leading to a decked area, a further set of steps lead to the summer house, fire pit and a raised lawn area.



- Gas Central Heating
- Double Glazing
- Lounge
- Dining Room

- Family Room
- Modern Kitchen
- Garage and Driveway
- Excellent Views

Terms

Council Tax
Band G

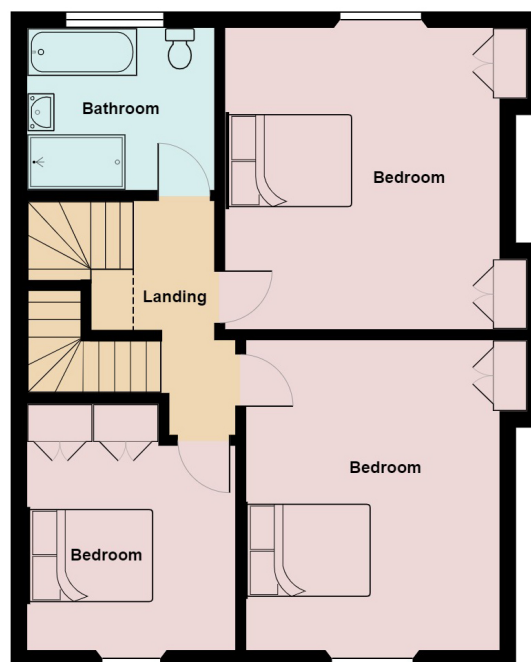
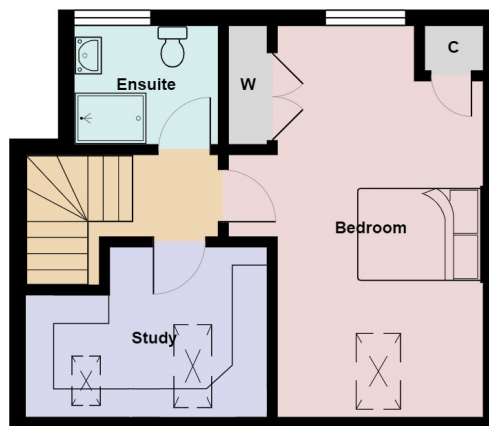
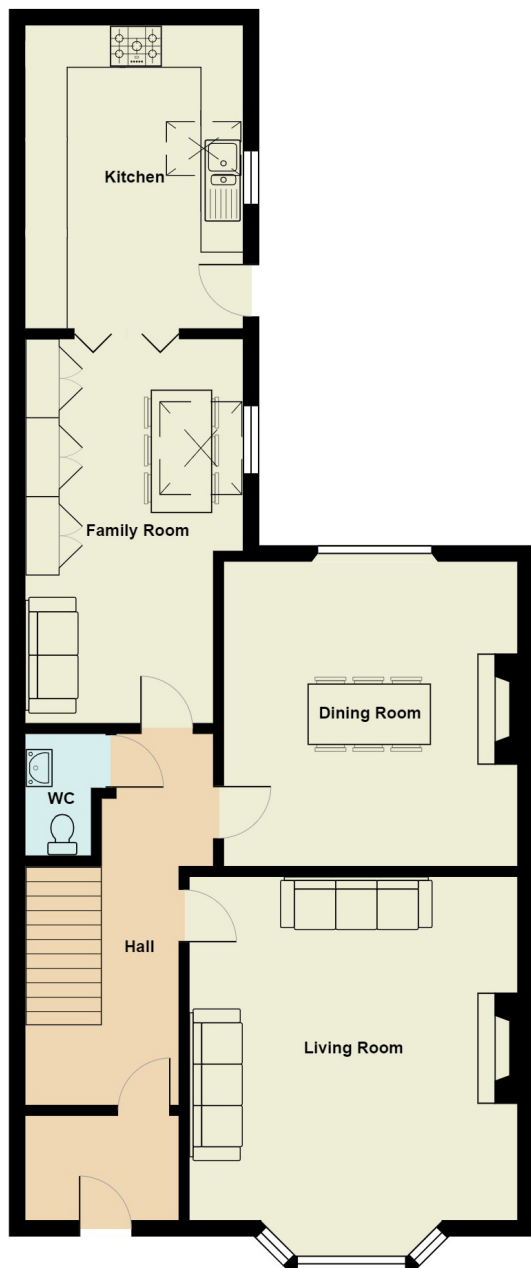
EPC
Band D

Entry
By Arrangement

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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.



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