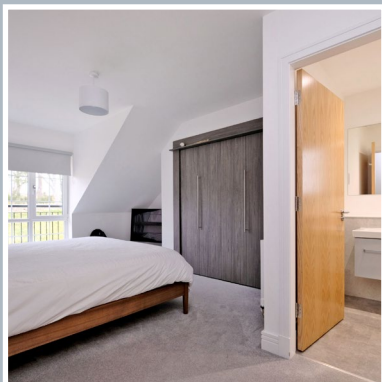




# 1 East Craigbank Crescent

Cults, Aberdeen AB15 9EZ



mackinnons  
solicitors





Entered via security door with glazed section and matching side screens, the bright vestibule features a part glazed door to the reception hall. The welcoming reception hall provides access to most ground floor accommodation. Fresh neutral décor is complimented by attractive oak internal doors. Double doors with glazed panels lead to the well proportioned lounge which features windows on three aspects, allowing ample natural light into the room. The lounge wall mounted TV bracket will remain.

Situated to the rear of the property, a superb open plan dining kitchen/dining area/family area enjoys a southerly aspect with views over the well maintained garden. The dining and family areas offer ample space for a range of furnishings and benefit from double French doors to the fully enclosed gardens.

The kitchen area is fitted with a wide range of quality wall and base units incorporating quartz work surface with integrated breakfast bar and matching upstands. An integrated induction hob with extractor canopy, double oven, microwave, fridge, freezer and dishwasher will remain. The modern kitchen is further enhance by a separate utility room providing space for free standing appliances. A fitted cupboard houses the hot water cylinder. A part glazed door leads to the rear garden, further door gives access to the integral double garage.

A useful cloakroom fitted with a modern white suite with suspended vanity unit and WC completes the ground floor.

Boasting a superb elevated position with south facing aspect to the rear, this substantial five bedroom detached family home offers beautifully presented accommodation incorporating a stunning open plan family area/dining/kitchen with French doors leading to the fully enclosed rear garden, which has been enhanced by an impressive garden room, featuring sitting room/home office with outdoor entertaining terrace and adjacent gym. East Craigbank Crescent is well placed for access to local amenities and schooling.







A carpeted staircase leads to the galleried upper landing and remaining accommodation, this area benefits from a deep fitted storage cupboard and access hatch to loft space.

The generous main bedroom is fitted with extensive wardrobe facilities equipped with LED lighting and ample shelf and hanging facilities, this room is further enhanced by a modern en-suite shower room. There are three further double bedrooms all with fitted wardrobe facilities and one benefiting from an en-suite shower room. The fifth double bedroom is currently used as a home office with ample space for free standing furniture.

The well appointed family bathroom with modern white three piece suite and separate fully tiled shower enclosure completes the upper floor.





The property occupies a generous corner plot, boasting an elevated position with open southerly views the rear.

The lock block drive provides off road parking and leads to the integral double garage, lock block path continues to the side and gated access to the fully enclosed rear garden.

A particular feature of this home is the impressive detached garden room, constructed by the current owners to form a light and airy home office/family entertainment space with sliding doors to the external decked terrace with generous overhang providing the ideal location for outdoor entertaining. The substantial garden room also features a separate gym/workshop space with glazed atrium.





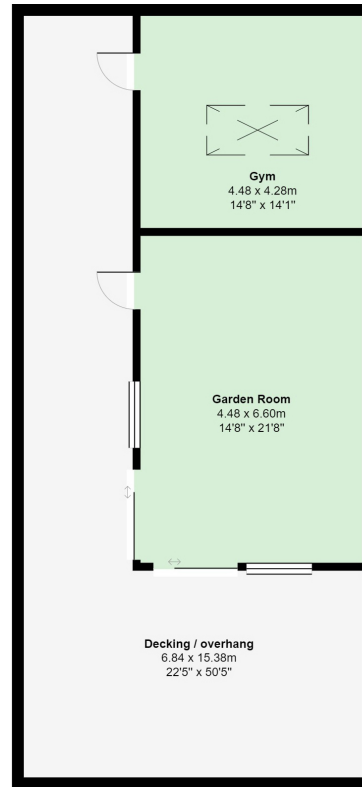
- Generous Open Plan Living
- Five Double Bedrooms
- Modern Kitchen and Utility
- Impressive Garden Room and Gym
- South Facing Garden
- Beautifully Presented



First Floor



Ground Floor



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

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Band H

**EPC**  
Band B

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