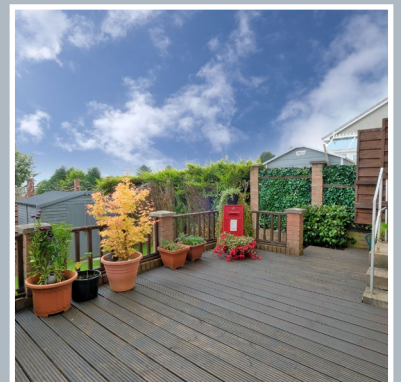
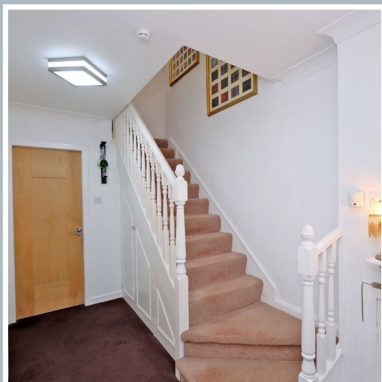




# 9 Cairn Crescent

Cults, Aberdeen AB15 9TW



mackinnons  
solicitors



The entrance door leads into the welcoming reception hall. Of neutral décor and carpeting, a fitted half height cupboard conceals the electricity circuit breaker. Further fitted storage facilities are available beneath the staircase, while the striking WC cloakroom is easily accessible.

A 15 pane Georgian style door leads into the lounge/dining room which is of excellent proportions. Dual aspect windows allow for an abundance of natural light, while this spacious living area lends itself well to both relaxation and formal dining. Within the lounge area is an attractive fireplace.

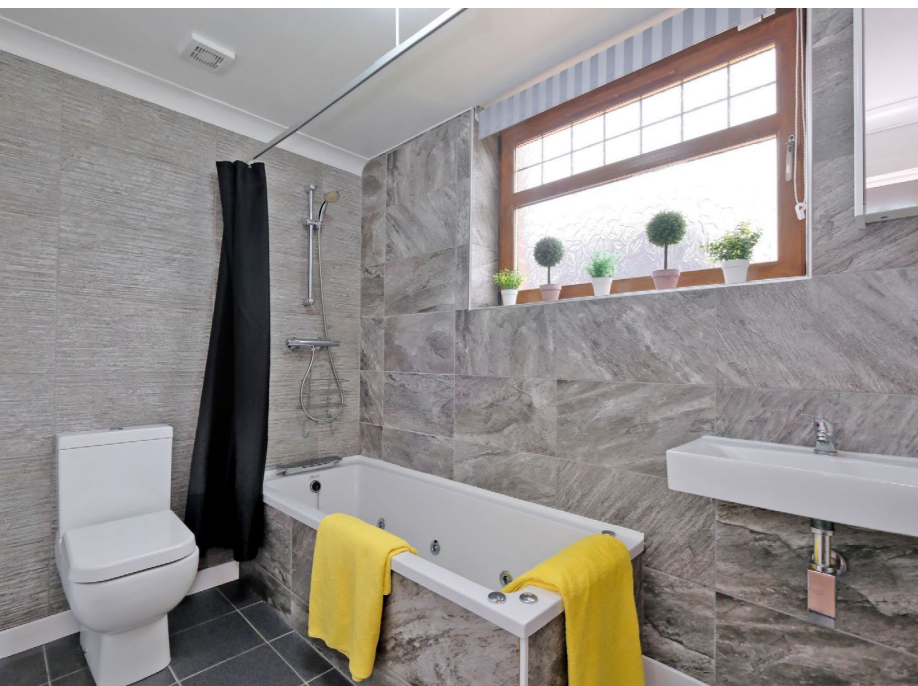
From the dining area there is access into the spacious and contemporary kitchen which enjoys lovely south facing views with a door providing easy access to the decked area immediately outside. Featuring an extensive range of black gloss fitted base, wall and drawer units with under unit lighting, contrasting work surfaces incorporate a composite sink with drainer and a four ring electric hob with extractor hood above. The kitchen features a range of integrated appliances, while the central heating boiler is also located within the kitchen. The kitchen provides integral access to the single garage, which is plumbed for white appliances. A stud wall provides a partition between the main garage and entrance door and is where the coal bunker and outside tap are located.

Ascending the carpeted staircase to the first floor, a prismatic light well allows for plenty of natural light. The first floor landing lies on a split level. To the left of the staircase, the L-shaped landing includes two fitted cupboards, one of which includes the hot water cylinder and access to the attic.

We are delighted to bring to the market this spacious and versatile five bedroom linked detached family home with integral single garage, located in the sought after residential suburb of Cults.

Enjoying far reaching southerly views from the rear, the property lies within close proximity of amenities, transport links, primary and secondary schooling.





The principal bedroom is of predominately neutral decoration with red carpeting. There is ample space available for freestanding furniture, whilst a large south facing window provides stunning views across the Dee Valley. Wall to wall fitted wardrobes with sliding door panels provide a wealth of shelf and hanging space.

Double bedroom two exudes a peaceful ambience and overlooks the property frontage. Double bedroom three is a bright and cheerful room which takes full advantage of the south facing views to the rear.

The modern family bathroom features a contemporary white three piece suite, with mains shower appliance over the spa bath.



To the right of the main staircase there is the secondary landing area with attic access. Double bedroom four is situated overlooking the property frontage while bedroom five is currently utilised as a study. Completing the accommodation is the contemporary shower room.

A lock block driveway leads to the single garage. The front garden is mostly laid to lawn, with a well maintained border stocked with attractive seasonal plants and ornamental trees. The rear garden is sure to appeal to all the family whilst also being easy to maintain. Set across two levels, there is an extensive decked area ideal for al fresco dining. Steps from the decked area lead down to the lawn, where a large timber shed and outbuilding are accessible, the latter of which also has power and light.



# Terms

**Council Tax**  
Band F

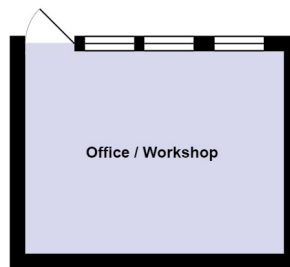
**EPC**  
Band D

**Entry**  
By Arrangement

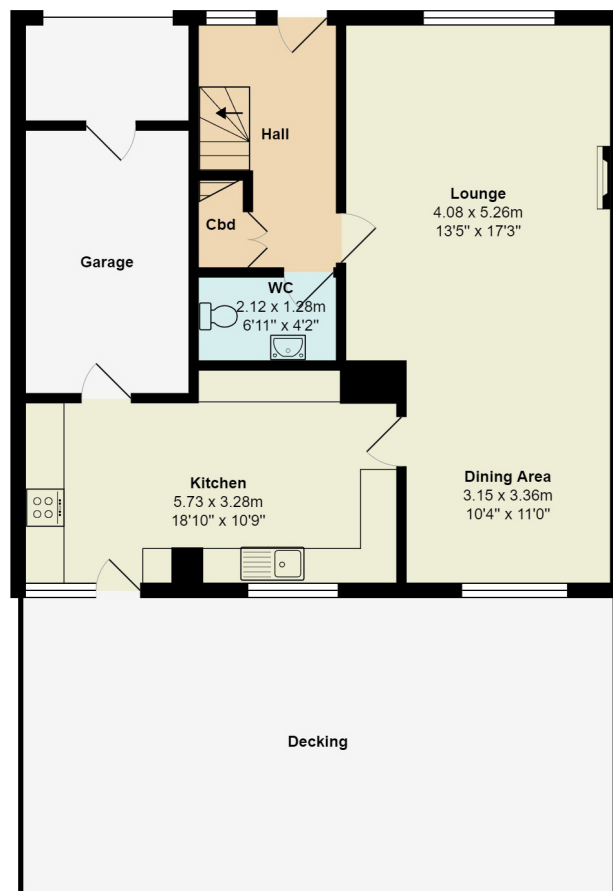
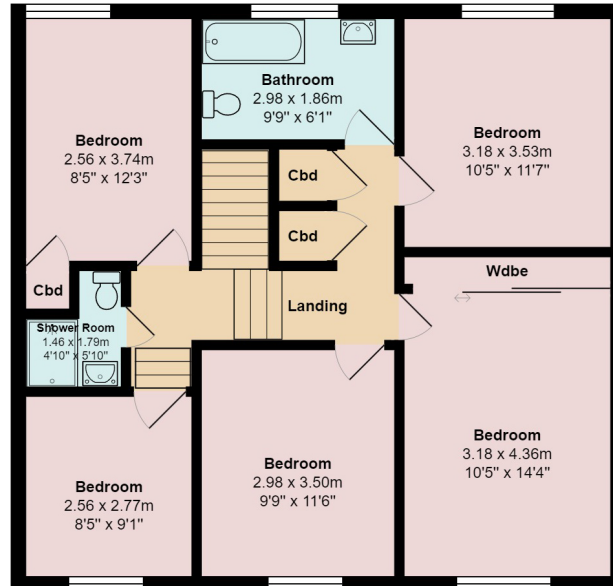
**Viewing**  
Contact Solicitors  
01224 868687

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- Shipping
- Marine



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- LED Lighting
- Five Bedrooms
- South Facing Views
- Electric Car Charging Point
- Integral Single Garage



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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