



507

North Deeside Road
Cults, Aberdeen AB15 9ES



mackinnons
solicitors



The hardwood entrance door leads into the welcoming reception hall. A 15 pane Georgian style door leads into the spacious lounge/dining room which spans the width of the property. Overlooking the property frontage via twin windows and with a further window to the rear, this versatile living area is fully carpeted and provides ample accommodation for free-standing furniture.

Returning to the reception hall, a door leads into the attractive kitchen. Featuring a good range of shaker style base and wall units with aqua-panelled splashbacks, the solid wood work surface incorporates a stainless steel sink with drainer, while the appliances are to remain.

Double bedroom one is situated overlooking the rear garden via a large square bay window, while completing the ground floor is the shower room.

Ascending the staircase to the first floor, there is the bright carpeted landing which provides access to bedrooms two, three and the bathroom.

Outside, a paved pathway leads to the entrance door and also into the well established garden which lies to the rear. Mostly laid to lawn with a paved patio area, mature plants and trees line the garden borders while there is also a raised bed laid to bark. The timber shed is to remain, while there is also parking available to the south east of the garden.

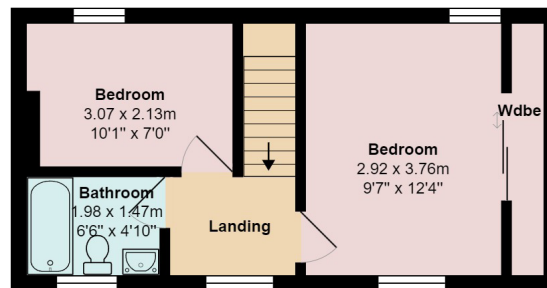
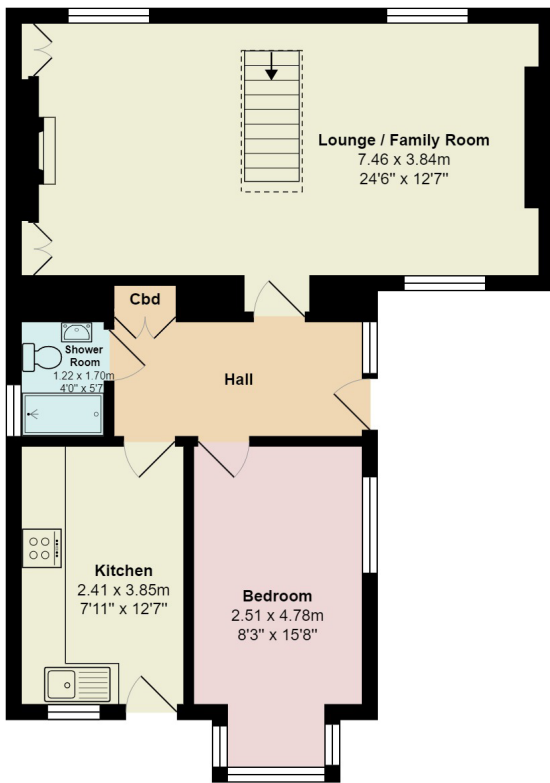
We are delighted to present to the market this charming three bedroom detached cottage, located in the sought after residential suburb of Cults, on the outskirts of Aberdeen city.

Located within close proximity to a wide range of schooling, amenities and transport links, the property was originally built in the early 1900's and has, over the years, been extended to provide additional living accommodation. Requiring a degree of redecoration, the property benefits from an exclusive garden space and parking.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms
- Spacious Lounge/Dining Room
- Garden



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

Council Tax

Band F

EPC

Band E

Entry

By Arrangement

Viewing

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