



2 West Craigbank Grove

Cults, Aberdeen AB15 9DZ



mackinnons
solicitors



Entered via composite security door with glazed side screens, the bright vestibule benefits from a fitted cupboard housing the electricity fuse box. A part glazed door leads 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 and Amtico wood effect flooring. A full height window allows ample natural light into the area.

Double doors with glazed panels lead to the light and airy lounge which boasts windows on three aspects, allowing ample natural light into the room. The room can comfortably accommodate a range of furnishings.

Of generous proportions, an impressive spacious open plan dining kitchen/dining area/family area enjoys views over the well maintained garden. The dining and family areas home a range of furnishings and benefit from double French doors to the striking sun lounge.

The kitchen is fitted with a wide range of quality wall and base units in a modern gloss finish, incorporating ample work surface with integrated breakfast bar and matching upstands. An integrated induction hob with extractor canopy, double oven/grill, full height larder fridge and freezer and dishwasher will remain. The modern kitchen is further enhanced by a separate utility room with space for free-standing appliances. A part glazed door leads to the rear garden, further door gives access to the integral double garage.

Enjoying a superb elevated position, this substantial five bedroom detached family home offers beautifully presented and generous accommodation incorporating an open plan family area/dining/kitchen with French doors leading to a stunning sun lounge with access to the fully enclosed rear garden. West Craigbank Grove is well placed for access to local amenities and schooling.

Cults is a very desirable and well established suburb lying on the North Deeside Road approximately four miles south west from Aberdeen city centre. Surrounded by beautiful scenery, walks can be enjoyed along the banks of the River Dee and the Old Deeside Railway Line.





A fabulous addition to the home is the spacious sun lounge glazed on three aspects and featuring a vaulted ceiling by Ultraframe. It is an Active roof so self-cleaning with solar control. Glazed door to the side and further double French doors access the rear garden.

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

A carpeted staircase with attractive wooden balustrade and banister leads to the galleried upper landing and remaining accommodation. The upstairs hall benefits from a deep fitted storage cupboard.



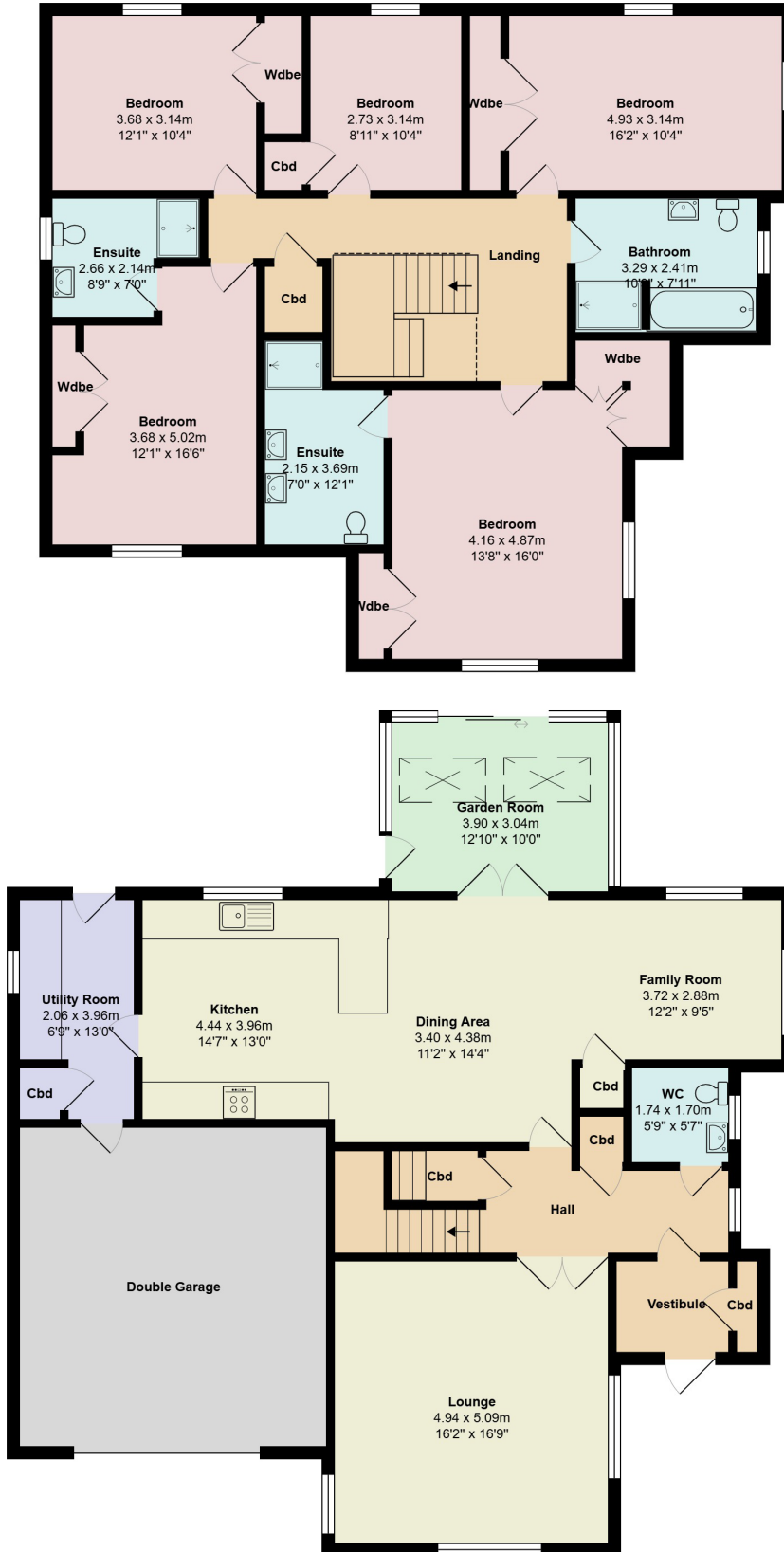
The main bedroom benefits from fitted wardrobes and is further enhanced by an en-suite shower room. There are three further double bedrooms, all with fitted wardrobe facilities, one with an en-suite shower room. The fifth double bedroom is currently used as a home office.

The well-appointed family bathroom completes the accommodation.

The property occupies a generous corner plot, boasting an elevated position with open views. The front garden is mainly laid to lawn with mature shrubs. The lock block drive provides off-road parking and leads to the integral double garage. The private rear garden is mainly laid to lawn with borders stocked with established shrubs, trees, and seasonal plants. A raised paved sun terrace provides the ideal location for outdoor entertaining.



- Spacious Lounge
- Open Plan Kitchen/Dining/
Family Area
- Superb Sun Lounge
- Five Double Bedrooms
- Established Gardens
- Sought After Location
- Gas Central Heating



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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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