



437

North Deeside Road  
Cults, Aberdeen AB15 9SX



mackinnons  
solicitors



A contemporary entrance door leads into the welcoming entrance hall. A panelled door opens into the well proportioned dining room. Overlooking the property frontage, there is ample space available for formal dining. A deep understair cupboard houses the central heating boiler and is perfect for storing outdoor clothing and footwear.

A set of partially glazed doors lead from the dining room into the cosy lounge which overlooks the front garden.

The bright kitchen provides access to the extensive decked terrace to the rear of the property. Fitted with an attractive range of shaker style base and wall units with under unit lighting, there are a range of appliances available.

On the first floor, there are three double bedrooms, two of which include fitted storage facilities. Completing the accommodation is the well appointed bathroom.

A timber gate leads along a paved pathway to the entrance door. The front garden is mostly laid with bark and interspersed with ornamental and flowering fruit trees. A paved pathway leads down the side of the property where a further timber gate opens onto the extensively decked terrace. Ideal for "al fresco" dining and displaying potted plants, there is also a useful outdoor tap. A timber gate with stairs leads down to a paved area used to store waste bins and which houses a timber shed. A private parking space is also available to the rear.

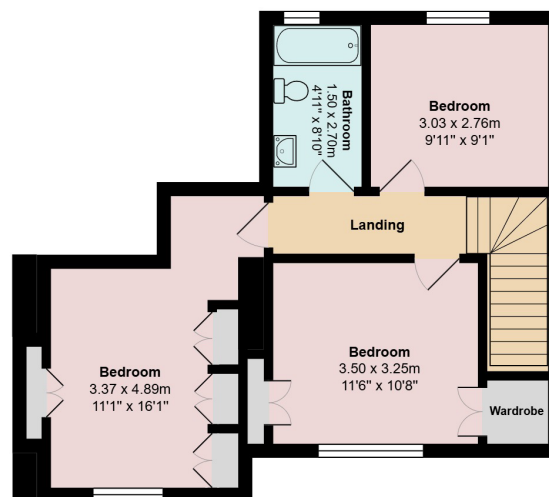
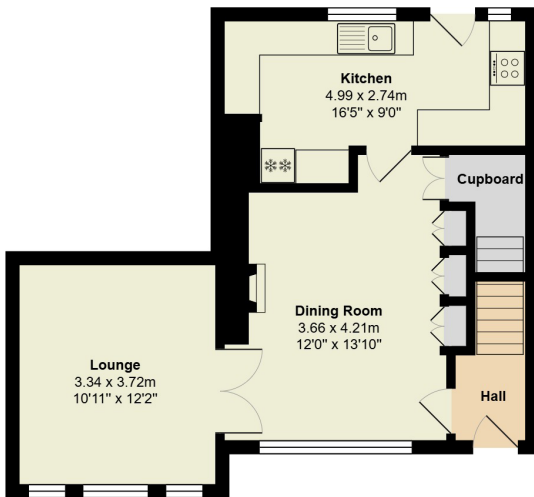
We are delighted to offer for sale this well proportioned three bedroom semi-detached dwelling house, located in the sought after residential suburb of Cults on the outskirts of Aberdeen city.

Offering versatile and bright living accommodation across two floors, the property requires a degree of redecoration and thus offers the purchaser the opportunity to engage their own decorative flair. With a fully enclosed front garden, there is a decked terrace to the rear and off street parking.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms
- Two Public Rooms
- Front and Rear Gardens



## Terms

**Council Tax**  
Band E

**EPC**  
Band D

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

## our services

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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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