



20 South Avenue
Cults, Aberdeen, AB15 9LP



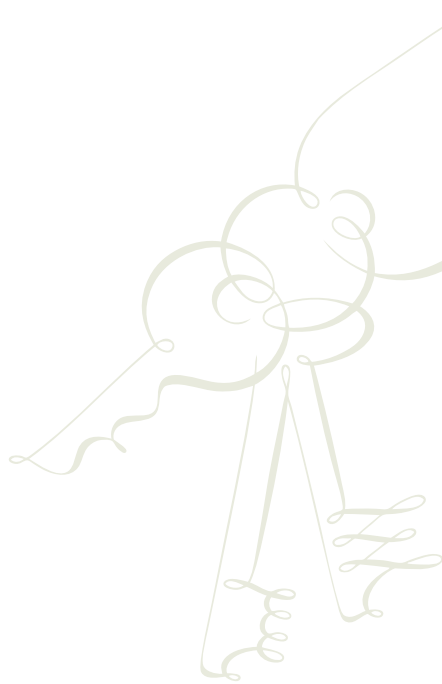
mackinnons
solicitors



20 South Avenue Cults, Aberdeen, AB15 9LP

Immaculate, three bedroom detached property boasting two single garages and courtyard, enjoying a central, yet peaceful position within the sought after residential suburb of Cults. Completely renovated by the existing owner, the property has been finished to the highest of standards to create a modern and energy efficient home which is ready to move into. Fitted with low energy lights and "hotel" style lighting in the bedrooms and dining area, all standard windows have been fitted with new hardwood frames and heat reflective glass. Increased levels of insulation have been installed, with new guttering throughout. Fitted with an Alpha efficient condensing combi boiler, the central heating is cleverly controlled with an Alpha Thermostatic handheld device.

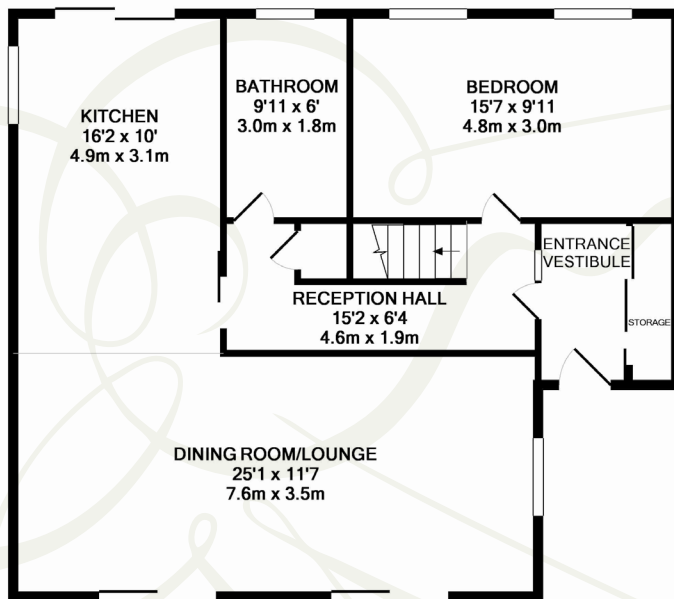




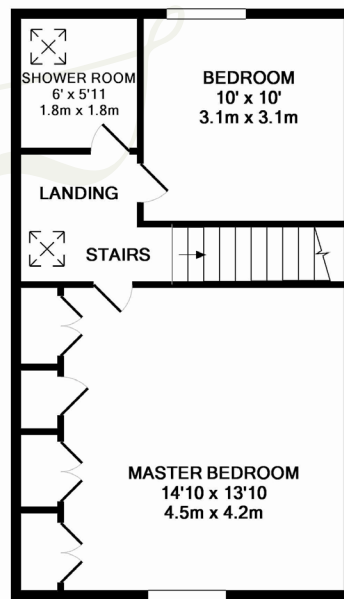
Entry is via the entrance vestibule which leads into the welcoming reception hall. Fitted with oak flooring, there is also a carpeted staircase. Bedroom Three is a spacious, bright room which overlooks the rear garden. The attractive family bathroom is fitted with a white three piece suite with shower attachment over the bath. The superb, L-shaped and open plan kitchen/dining/lounge area truly is the "hub" of the household, and has been tastefully decorated with oak flooring and spotlighting. On the first floor, the Master Bedroom is of excellent proportions and boasts wall to wall built in wardrobes. Bedroom Two is a well proportioned room which could also be utilised as a study or home office. The fully tiled shower room is fitted with a white two piece suite and shower enclosure. Outside, the property enjoys a high degree of privacy. From South Avenue, two single garages are situated to either side of a set of double doors, while a large tarmac courtyard provides ample parking. The front garden is partially laid to lawn with access to both the main entrance door and the rear garden, which is ideal for "al fresco" dining.

- Double Glazing
- Gas Central Heating
- Low Energy Lighting
- Central yet quiet location
- Three Bedrooms





GROUND FLOOR
APPROX. FLOOR
AREA 814 SQ.FT.
(75.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)

Terms

Council Tax

Band F

EPC

Band C

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687

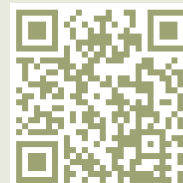


NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

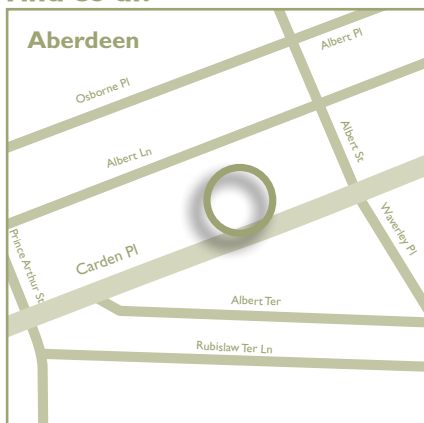
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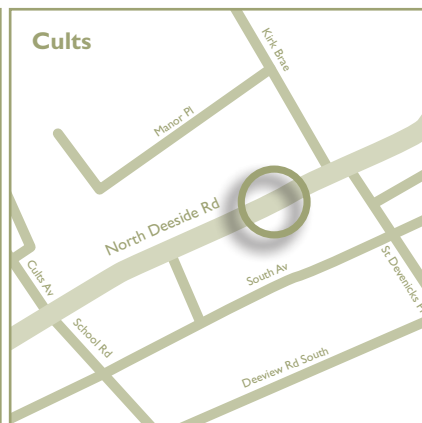
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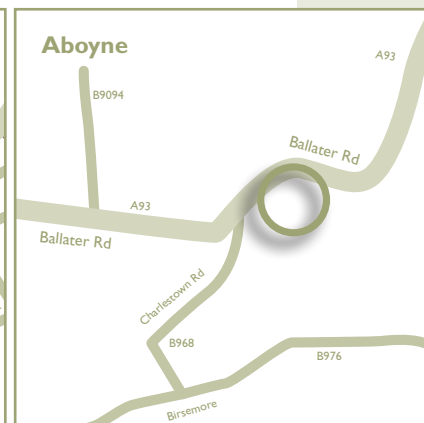
Find us at:



14 Carden Place
Aberdeen AB10 1UR
Tel: 01224 **632464**



379 North Deeside Road
Cults, Aberdeen AB15 9SX
Tel: 01224 **868687**



Ballater Road
Aboyne, Aberdeenshire AB34 5HN
Tel: 013398 **87665**