



6

Darroch Park

Cults, Aberdeen AB15 9HE



LL

mackinnons
solicitors



Entry is via the light and airy reception hall, which includes a deep built in storage cupboard. The spacious lounge/dining room is a versatile living area of neutral décor, with south facing views across the Dee Valley. The attractive kitchen is fitted with modern, high gloss storage units, with contrasting worktops and a range of quality appliances. Double Bedroom One is a well proportioned room of tasteful décor and twin double built in wardrobes with mirrored doors. Double Bedroom Two is a bright room enjoying views across the communal grounds. The bathroom includes a white three piece suite with shower over the bath. The internal communal areas are in good order throughout, with a shared storage cupboard and loft space. The extensive garden grounds are mostly laid to lawn, and interspersed with mature trees and well stocked borders. Beautifully maintained, there is also a shared rotary clothes dryer, bin storage area and exclusive single garage, with a pedestrian walkway leading directly onto the North Deeside Road. The communal grounds and building externals are covered under a factoring arrangement with APL, for approximately £39.51 pcm.

- 2 Bedrooms
- Upper Floor

- Gas Central Heating
- Double Glazing

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We have pleasure in offering for sale this stylish, two bedroom upper apartment with garage, located in an exclusive, peaceful development in the sought after residential suburb of Cults, on the outskirts of Aberdeen City and within easy commuting distance of Westhill and Kingswells. Forming part of a modern block of four and situated within attractive communal grounds, the apartment provides spacious, tastefully decorated living accommodation, while enjoying far reaching views towards the Dee Valley from the public rooms.



Terms

Council Tax

Band E

EPC

Band C

Entry

By Arrangement

Viewing

Contact Solicitors
01224 868687



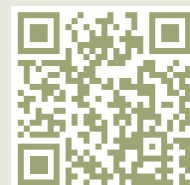
NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

mackinnons services

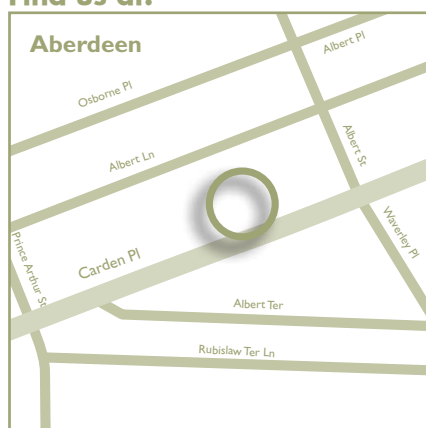
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- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**



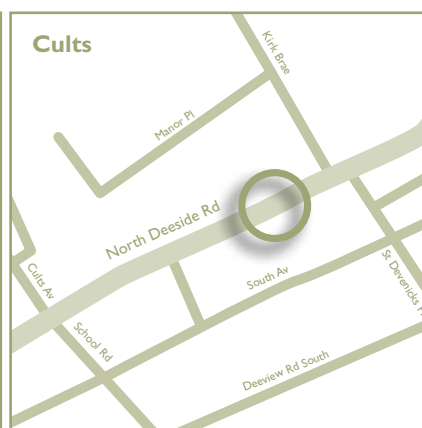
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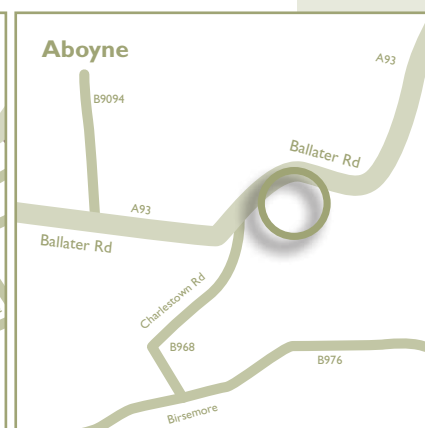
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