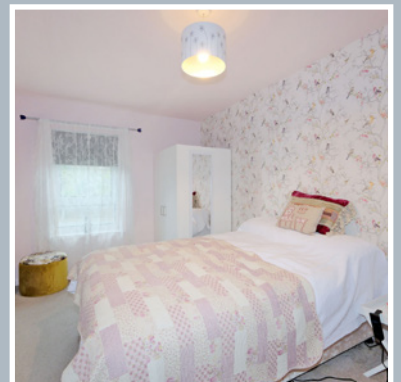
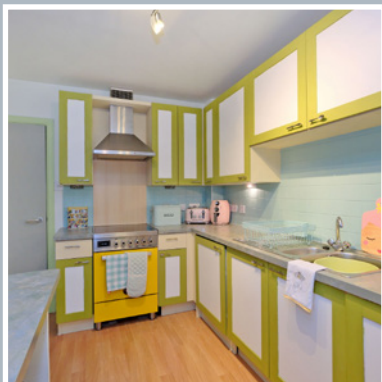




# 348A North Deeside Road

Cults, Aberdeen AB15 9SE



**mackinnons**  
solicitors

The entrance door leads into the hallway which provides access to all the accommodation.

A spacious open plan kitchen/dining/lounge is located to the front of the building. The kitchen has an integrated electric hob with electric oven below and extractor above. Other integrated appliances include under the counter fridge, freezer, washing machine and dishwasher which will be included in the sale.

The principal bedroom has a well appointed en-suite shower room. The second double bedroom has a built in wardrobe providing storage and housing the central heating boiler.

Completing the accommodation is a good sized modern shower/wet room fitted with a white two piece suite and separate shower enclosure.

Outside: There is an allocated exclusive car parking space and visitor spaces.



- Gas Central Heating
- Double Glazing
- Mains Drainage
- Open Plan Kitchen/Dining Room/Lounge
- Two Double Bedrooms

## Terms

### Council Tax

Band E

### EPC

Band B

### Entry

By Arrangement

### Viewing

Contact Solicitors  
01224 868687

## our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executives
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

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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