

22 Hillview Drive

Cults, Aberdeen AB15 9SA







mackinnons

solicitors



The entrance door opens into the welcoming vestibule, where a double fitted cupboard with sliding panel doors provides storage. Within the spacious reception hall there are three individual shelved cupboards, while a fixed open tread staircase leads to the attic space above.

The generously proportioned lounge/dining room enjoys dual aspect views via large windows which also allow for an abundance of natural light. Above a raised wrap around hearth there is an open fire.

The dining kitchen overlooks the rear garden. Fitted with an extensive range of base and wall units, a fitted table provides space for informal dining, whilst there is also a range of appliances. A sliding pocket door from the kitchen opens into the rear hall, where the rear entrance door to the garden is located.

Double bedroom one overlooks the rear garden via a large deep silled window. Fully carpeted and of generous proportions, a double fitted wardrobe provides storage. Double bedrooms two and three are both well proportioned rooms benefitting from double fitted wardrobes.

The well proportioned family bathroom includes a white three piece suite with shower attachment for the bath.

The property is situated within well established and generously proportioned garden grounds. The driveway provides off street parking for several vehicles, as well as access to the integral garage with up and over door. The rear garden enjoys a high degree of privacy, created by mature hedging and well established planting and borders. With the centre of the rear garden extensively laid to lawn, there is also a rotary clothes dryer and timber summerhouse.

Located within the sought after residential suburb of Cults on the outskirts of Aberdeen city, this spacious three bedroom bungalow with integral garage is situated within large and well established garden grounds with views across to the Cults Academy Playing Fields.

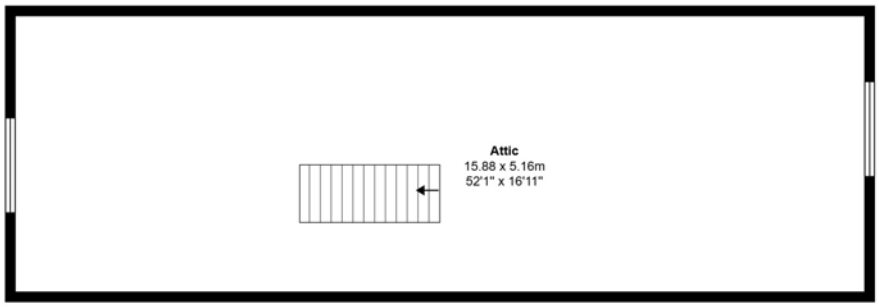
Requiring a degree of modernisation throughout, this property represents an ideal opportunity for a discerning buyer looking to put their own stamp on their new home. A fixed staircase from the ground floor leads up to the full length attic space above, which may be suitable for conversion subject to obtaining the necessary consents.

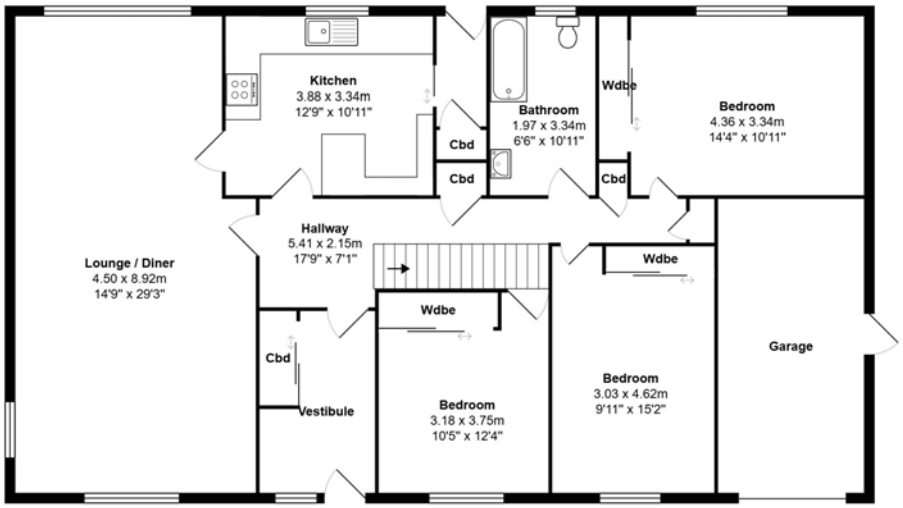






- Electric Plug In Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms
- Well Established Garden Grounds
- Single Garage
- Close to Cults Primary and Secondary Schools





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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