



11 West Craigbank Gardens

Cults, Aberdeen AB15 9AG



mackinnons
solicitors



A partially glazed entrance door provides access to the spacious carpeted vestibule. Providing access to the WC cloakroom, there is a white wash hand basin and floating WC with concealed cistern. Accessible from the cloakroom is a deep fitted cupboard.

A partially glazed door leads into the welcoming reception hall, where a carpeted staircase ascends to the galleried landing above.

Overlooking the property frontage, the elegant lounge radiates a peaceful and cosy ambience. Fully carpeted and of contemporary decoration, there is ample space available for free-standing furniture.

The generously proportioned dining kitchen/family room provides versatile dining and relaxation space, while glazed French doors lead out to the terrace beyond. The kitchen features an extensive range of contemporary German designed base, wall and display cabinetry, while the worktops are inclusive of a breakfast peninsula for informal dining. Within the kitchen there is an enviable array of Siemens integrated appliances.

The utility room is accessible from the dining kitchen and provides access to the integral garage and rear garden. A laminate wood effect work surface incorporates a stainless steel sink with drainer, while there is also under counter storage and plumbing for white appliances. A full height cupboard houses the hot water cylinder.

We are delighted to bring to the market this beautifully appointed five bedroom detached dwelling house with integral double garage. Forming part of the exclusive Cala Cults Park development, the property lies within the sought after residential suburb of Cults.

Providing spacious and contemporary living accommodation, this versatile property boasts a range of high quality fixtures and fittings. With a large fully enclosed garden to the rear with paved slate terrace and bespoke barbecue area, this elegant home will appeal to every member of the family.





The galleried landing is fully carpeted and of tasteful decoration. Two deep fitted cupboards with shelving provide excellent storage facilities.

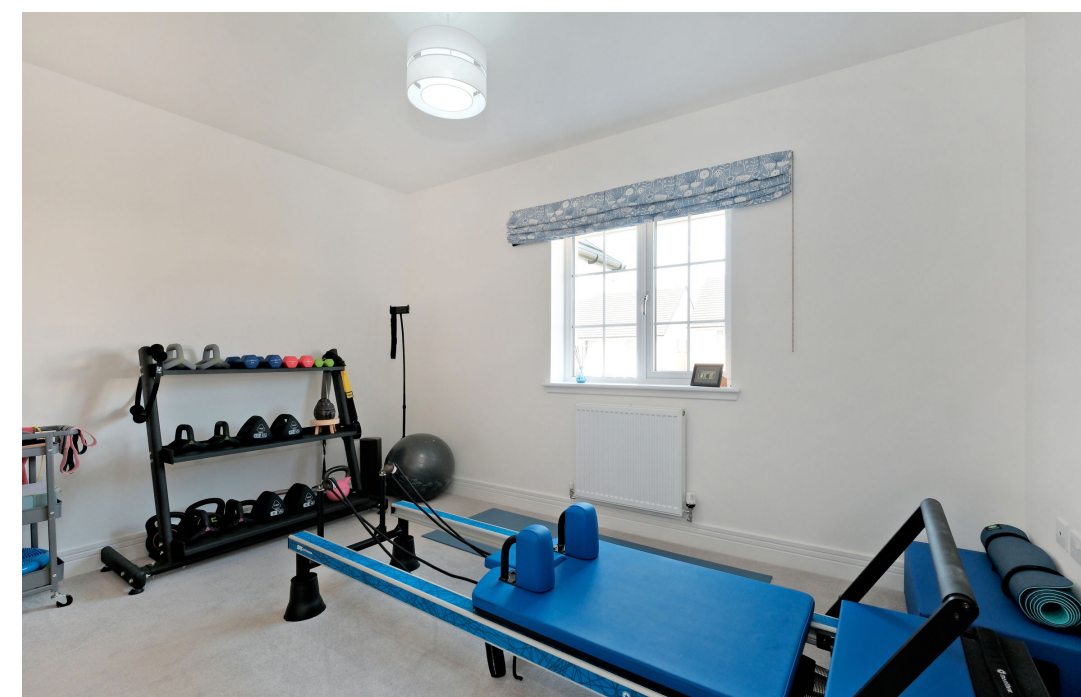
The spacious and elegant principal bedroom enjoys lovely views across the attractive development. A range of fitted wardrobes conceals a wealth of shelf and hanging space, while there is also an attractive en-suite shower room.

Double bedroom two benefits from a double fitted wardrobe with bi-fold doors, in addition to a well proportioned en-suite shower room. Double bedrooms three, four and five are all well proportioned rooms with fitted wardrobes. The family bathroom completes the accommodation and includes a white three piece suite and double shower enclosure.

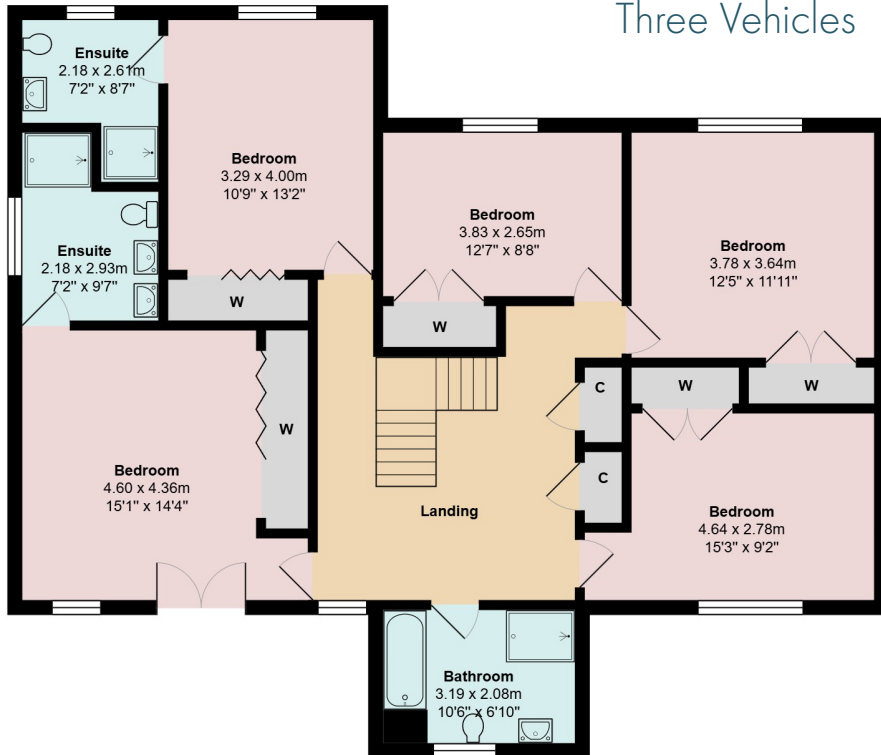


The front garden is mostly laid to lawn, with a paved slate pathway allowing access to the entrance door. The extensive lock block driveway provides ample parking, as well as access to the integral double garage. Fitted with a sectional electric "up and over" door, the garage includes a range of fitted shelving and an interior water tap and bespoke pet shower.

The fully enclosed rear garden is mostly laid to lawn with a selection of ornamental trees. A bespoke granite raised flower bed features inset seating and a barbecue area. The extensive terrace which is accessible from the dining kitchen is the ideal spot for "al fresco" dining during the warmer months.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Five Bedrooms
- Open Plan Dining Kitchen and Family Area
- Contemporary Fixtures and Fittings
- Double Garage
- Off Street Parking for Three Vehicles



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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