



39 Quarry Road

Cults, Aberdeen AB15 9TP



mackinnons
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The welcoming entrance vestibule includes a walk-in storage area which is fitted with elevated cupboards, shelving and drawers. From the vestibule a partially glazed door leads into the spacious reception hall, where a carpeted staircase leads to the living accommodation on the first floor.

Enjoying dual aspect views over the property frontage, the spacious lounge is fully carpeted and of pleasant decoration with ceiling spotlights.

The generously proportioned dining kitchen truly lies at the heart of this home. Providing ample space for formal dining and entertainment, the contemporary kitchen features an attractive range of cream gloss base and wall units, with splashback tiling and extensive roll top work surfaces incorporating a six ring gas hob. The large central island incorporates a breakfast bar area and undercounter storage. The facilities in the dining kitchen are further extended within the utility room, where there is integral access to the garage and outdoor terrace.

Accessible from the dining kitchen, French doors open into the well proportioned and versatile sun room which is currently utilised as a home office.

Returning to the reception hall, double bedroom four overlooks the property frontage. A generously proportioned room of neutral decoration and carpeting, there is plenty of space available for freestanding furniture. Double bedroom four is also situated within close proximity to the shower room, which is inclusive of a white two piece suite and a fully tiled shower enclosure with mains shower appliance.

We are delighted to offer for sale this generously proportioned four bedroom detached dwelling house with integral single garage, located within the thriving residential suburb of Cults on the outskirts of Aberdeen city.

Providing versatile living accommodation across two floors, this superb family home boasts a contemporary full length dining kitchen, gas central heating and double glazing. Situated within striking distance of both Cults Academy and Primary School, this is truly an opportunity not to be missed.





Ascending the carpeted staircase, there is first the mezzanine landing with deep display shelf. On the first floor, the landing provides access to the attic.

The principal bedroom suite enjoys far reaching views across Cults to the hills beyond. Of pleasant decor and cream carpeting, the bedroom benefits from an abundance of storage facilities, including a walk-in wardrobe with lighting and shelving and a bespoke dressing room area. There is also a well appointed en-suite shower room. Double bedrooms two and three are both well proportioned rooms which overlook the front and rear of the property, with bedroom three including eaves storage. Completing the living accommodation is the bright family shower room.



Situated amidst generously proportioned garden grounds, in the front garden mature hedging provides a privacy screen, while the dual entrance driveway provides off street parking. Double doors lead into the front section of the garage which has power, light and an integral door to the utility room. A partially glazed door leads through into a converted baking room, which includes power, light and water sources.

The fully enclosed rear garden is partially laid to lawn and extensively bordered by attractive paving and decorative stone chips. Mature hedging and trees provide a high degree of privacy, while a raised terrace accessible from the dining kitchen benefits from a canopy which provides shelter during the wetter weather. The two sheds will remain.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Four Bedrooms
- Two Public Rooms
- Spacious Dining Kitchen
- Fully Enclosed Rear Garden
- Extensive Loc-Bloc Driveway

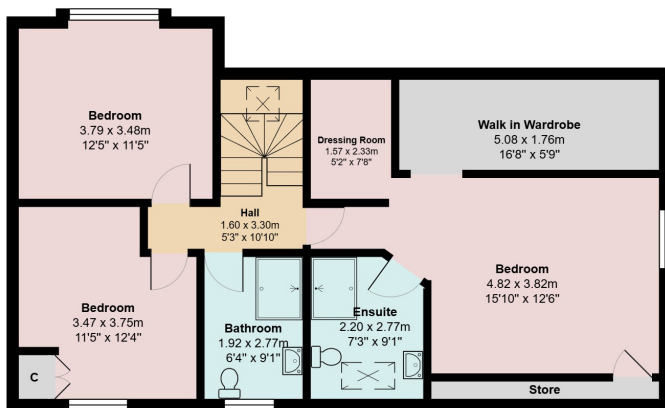
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