



53 Friarsfield Road
Cults, Aberdeen AB15 9LB





The lounge is an inviting living area with ample space available for free standing furniture. The central fireplace houses a gas fire set within a wood mantel and stone hearth.

The bright dining kitchen overlooks the side and rear of the property on semi open plan with the sun room. Fitted with a good range of base and wall units, extensive laminate work surfaces with contrasting splashback tiling incorporate a 1.5 stainless steel sink with drainer and a 4 ring induction hob with stainless steel extractor fan above. There is an integrated electric oven, microwave, dishwasher, fridge freezer and space for a free standing washing machine. The central heating boiler is located within the kitchen.

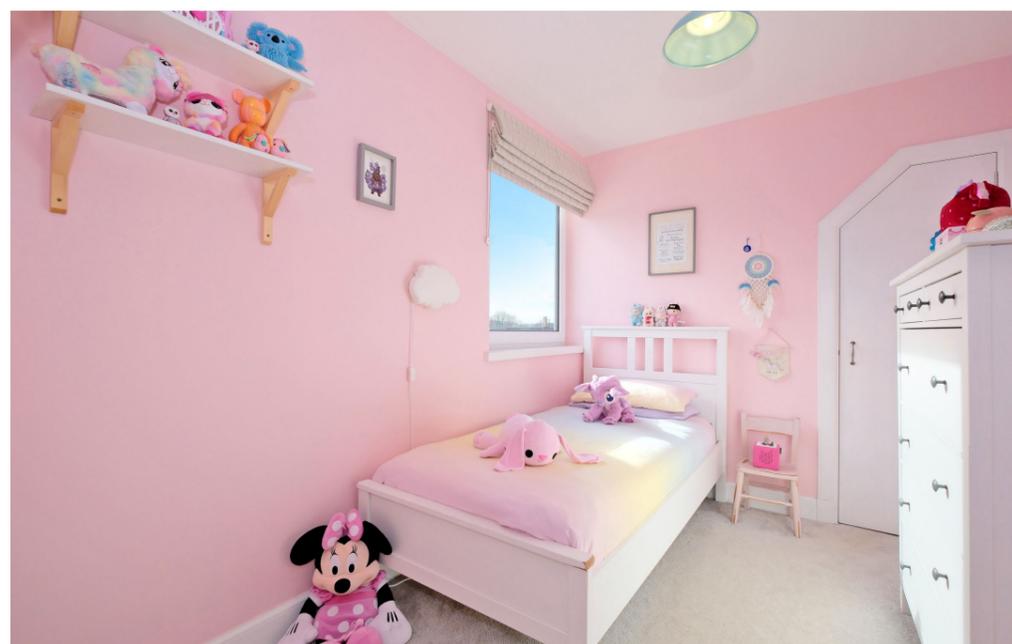
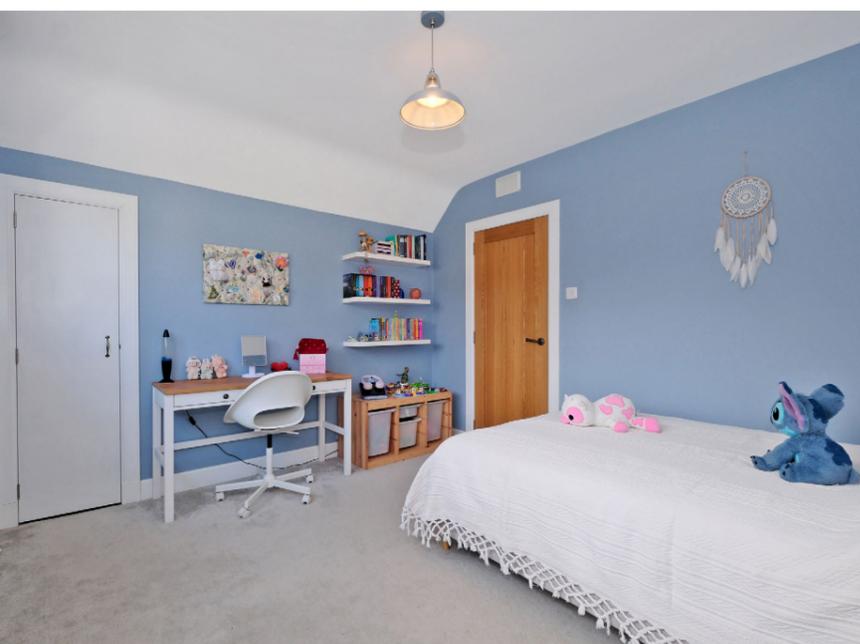
The sun room is a delightful addition to the original property. Enjoying lovely views over the rear garden, access to the paved patio area and lawn is via glass French doors. With windows on two aspects a further glazed door leads out to the driveway and garage, flooding the room with daylight. Storage cupboard with shelving.

Bedroom four is located on the ground floor. This generously proportioned room overlooking the rear garden is of neutral décor. Currently being used as a home office/playroom this versatile room could perhaps be equally suitable as a separate dining room.

We are delighted to offer for sale this four bedroom semi-detached dwelling house with single garage. Located within the sought after residential suburb of Cults on the outskirts of Aberdeen city, the property provides well proportioned, beautifully presented, versatile family living accommodation across two floors. Boasting a well established and fully enclosed rear garden with ample off-street parking to the front.

Beneath a sheltered canopy, the entrance door leads into the hall from which a staircase ascends to the first floor. Frosted window panels allow natural light into the hall area. A cupboard houses the electricity circuit breakers.





Completing the ground floor accommodation is the family bathroom. Of neutral décor to complement the tiling above the bath suite is a mains shower appliance and glass shower screen. Also including a white WC and white wash hand basin incorporated within a vanity unit.

Ascending the carpeted staircase to the first floor, above the landing is the hatch to the partially floored attic space above. A window at the top of the landing provides natural light.

The principal bedroom overlooks the property frontage via a large picture window. There is ample space available for free standing furniture. Two large eaves storage cupboards provide an abundance of shelf and hanging space.



Double bedroom two benefits from a large walk-in eaves storage cupboard and a second cupboard providing extra storage facilities.

A third single bedroom has a large walk-in storage cupboard.

Completing the living accommodation is the shower room.

The property is situated within well established garden grounds. The extensive tarred driveway provides parking for several vehicles as well as access to the garage. Outside water tap. A further gravel grid area provides further parking. Fully enclosed south facing rear garden. The upper section is laid with paving and the lower section of the garden is predominately laid to lawn, with a range of mature trees and shrubs.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Four Bedrooms
- Sun Room
- One Bathroom and One Shower Room
- Enclosed Rear Garden
- Off Street Parking
- Garage

Terms

Council Tax
Band F

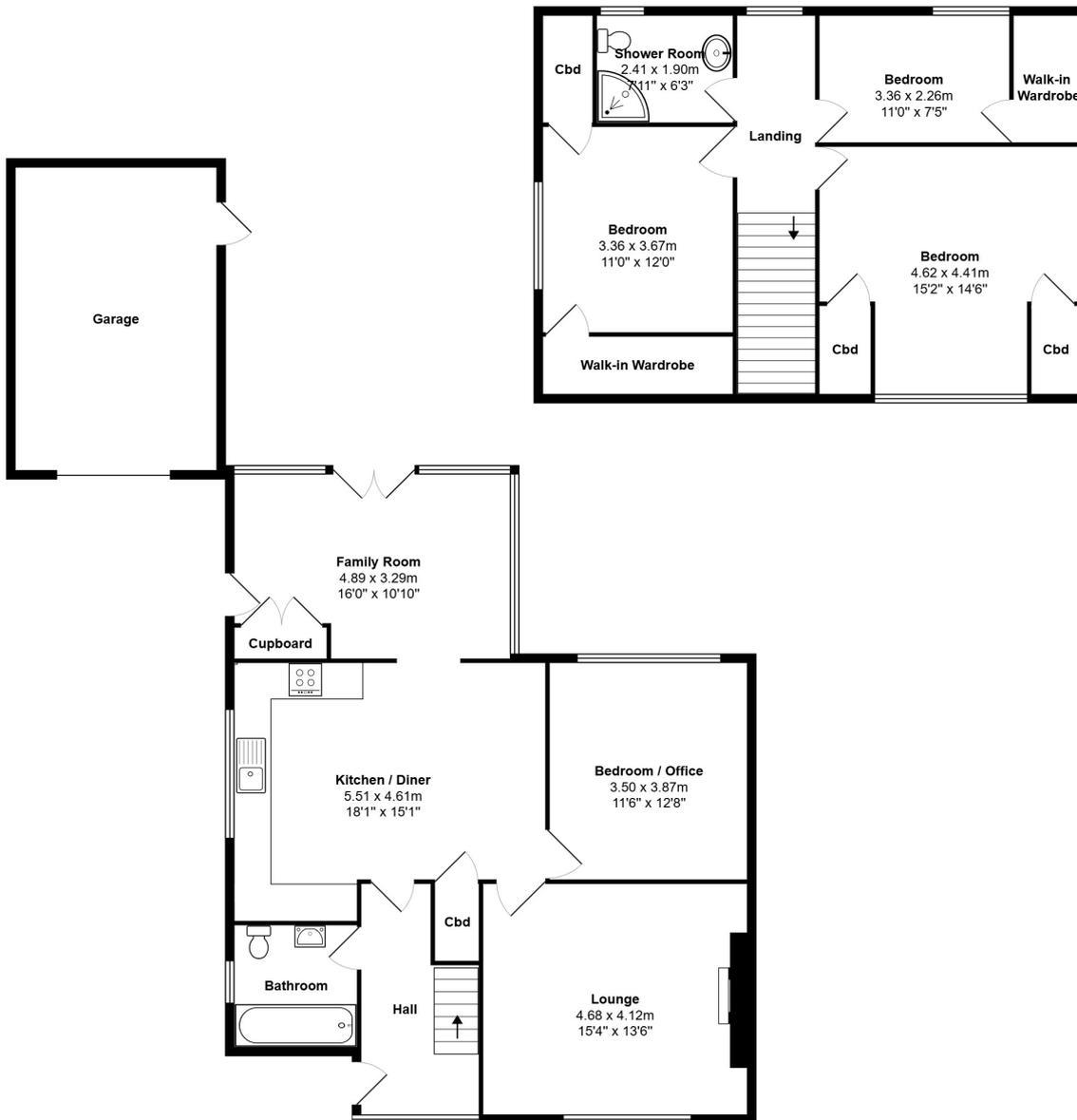
EPC
Band D

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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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