



# 30

## Abbotshall Road

Cults, Aberdeen AB15 9JX



**mackinnons**  
solicitors



Entered via part glazed uPVC door this bright vestibule benefits from a window to the rear and 15 pane door to the reception hall.

A most welcoming reception hall provides access to most ground floor accommodation, fresh neutral decor is complimented by an extensive use of natural wood, evident in all doors, facings and solid wood flooring. Full height glazed panels to the dining room.

A 15 pane door with matching side screen leads to the exceptionally light and airy lounge which features full height south facing windows incorporating a glazed door to the balcony. Further windows to the side ensures a good deal of natural light into the room.

Accessed via the lounge and kitchen, this spacious dining room features double French doors to the west facing terrace.

The well appointed kitchen is fitted with a wide range of wall and base units incorporating ample roll front work surfaces and extensive splashback tiling. 1.5 bowl stainless steel sink with mixer tap and drainer. The integrated appliances to remain. Space for a breakfast table and chairs. Windows on two aspects. Door to utility room.

A useful utility room is fitted with additional wall and base units. Ample work surface with splashback tiling and stainless steel sink with mixer tap. Free standing washing machine and tumble dryer to remain. Wall mounted Central heating boiler. Window to the side and part glazed uPVC door to the rear garden.

A centrally set cloakroom fitted with a two piece suite completes the ground floor accommodation.

Ideally positioned within the sought after suburb of Cults, we offer for sale this substantial four bedroom/two public room detached family home which boasts an elevated position with lovely views from the south facing balcony. Freshly painted throughout, the property is further enhanced by a large double garage and private garden.

Viewing of this well proportioned property is highly recommended to fully appreciate the location and accommodation on offer.





From the reception hall a carpeted staircase with attractive wooden balustrade and bannister leads to the upper landing and remaining accommodation.

Boasting a superb south facing aspect with feature window, this generous double bedroom benefits from extensive fitted wardrobes providing excellent shelf and hanging space. Fresh neutral decor is complimented by laminate wood flooring.

This room is further enhanced by a centrally set en-suite shower room fitted with a white two piece suite and fully aqua-panelled shower enclosure housing a Mira shower. Tiled throughout and ceramic tiled floor.

There are two further double bedrooms and a good sized single bedroom located on the upper floor. The two double bedrooms also benefit from fitted wardrobe facilities.



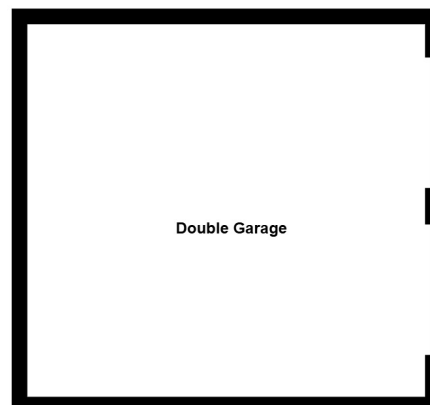
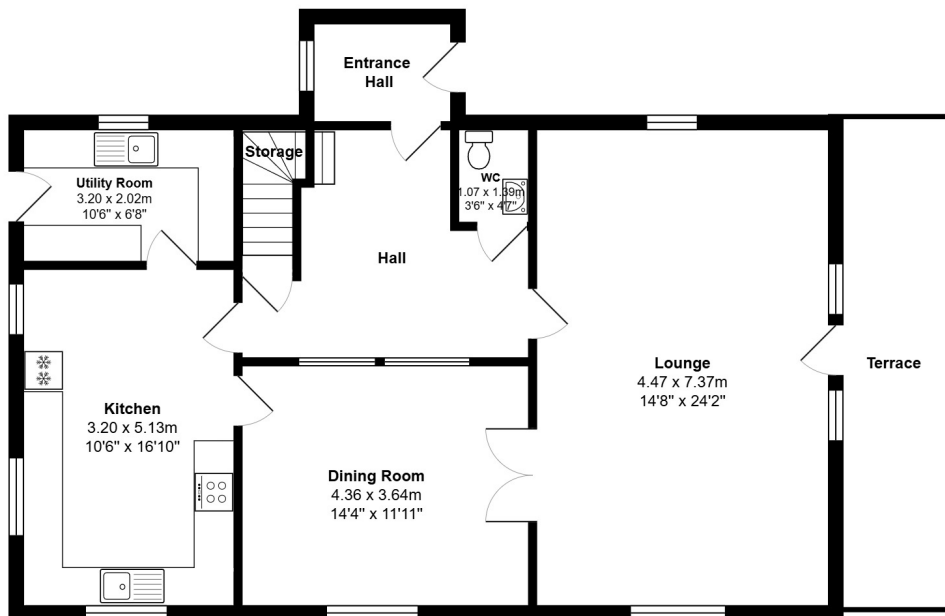
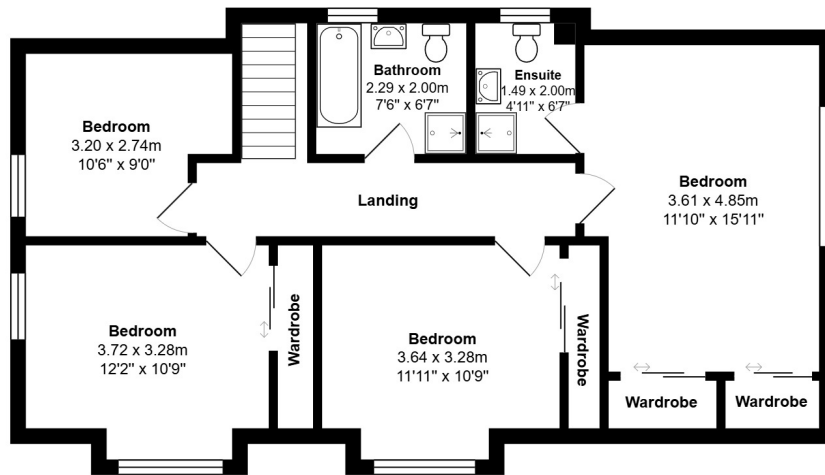
A bright family bathroom is fitted with a white three piece suite with separate shower enclosure. Fully tiled throughout and ceramic tiled floor. Opaque window to the side.

An extensive loc bloc driveway provides off road parking for several cars and leads to the large double garage/workshop located beneath the property. Twin up and over doors, this generous area is equipped with power and light. A wide staircase with handrail to the side of the property leads to the front entrance. The established gardens are mainly laid to lawn with several mature shrubs and trees. The property is screened by a stone wall and a paved terrace to the west offers space for outdoor entertaining.



- Two Public Rooms
- Kitchen and Utility Room
- Four Double Bedroom
- Desirable Location

- Family Bathroom and En-Suite
- Double Garage and Workshop
- Mature Gardens



## Terms

**Council Tax**  
Band G

**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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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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