



280

North Deeside Road

Cults, Aberdeen AB15 9PB



mackinnons
solicitors



A panelled hardwood entrance door with adjacent frosted window panels opens into the spacious entrance vestibule. Fitted with terracotta tiled flooring, a striking etched glass door leads into the welcoming reception hall. A carpeted staircase leads to the accommodation on the first floor.

Overlooking the property frontage via a large deep silled window, the spacious lounge benefits from an abundance of natural light. Fully carpeted, central to the lounge is an attractive fireplace housing an electric fire.

The sitting room also enjoys open views across the front garden via a deep silled bay window. A bright, versatile room, there is an open fireplace with gas fire.

A door from the reception hall leads into the well proportioned formal dining room. With ample space available for a large dining table and chairs, this versatile room may also be suitable as a home office or play room, and currently includes an extensive range of display shelving.

The generously proportioned family room receives an abundance of natural light from a series of windows overlooking the rear and sides of the property. Of neutral decoration and fitted with laminate wood effect flooring, sliding patio doors lead out to a charming paved terrace. Such are the dimensions of this versatile living space, the buyer may wish to consider relocating the kitchen, to create a superb family, dining and entertaining area. Any buyer interested in such an alteration would first need to make the proper enquiries with the local council and obtain the necessary consents.

Situated within the ever popular residential suburb of Cults, on the outskirts of Aberdeen city, this striking four bedroom granite built detached home provides excellent family living accommodation, whilst being located within close proximity to schooling, amenities and transport links.

Enjoying an elevated position amidst well established garden grounds with exclusive driveway, the property interior successfully combines both modern and traditional influences. The neutral colour palette provides a versatile backdrop, allowing prospective purchasers to express their individual style and bring their interior design vision to life.





A sliding door from the family room leads into the rear hall where a uPVC door opens out onto the driveway. A fitted double cupboard within the hall houses the undercounter washing machine and tumble dryer.

The kitchen, whilst in need of a degree of modernisation, features a good range of storage cabinetry and appliances.

Completing the ground floor is the shower room, which is inclusive of a double length walk-in shower enclosure and white two piece suite.

On the first floor, the generously proportioned principal bedroom is located in the north wing, and includes a range of fitted storage facilities and an en-suite shower room.

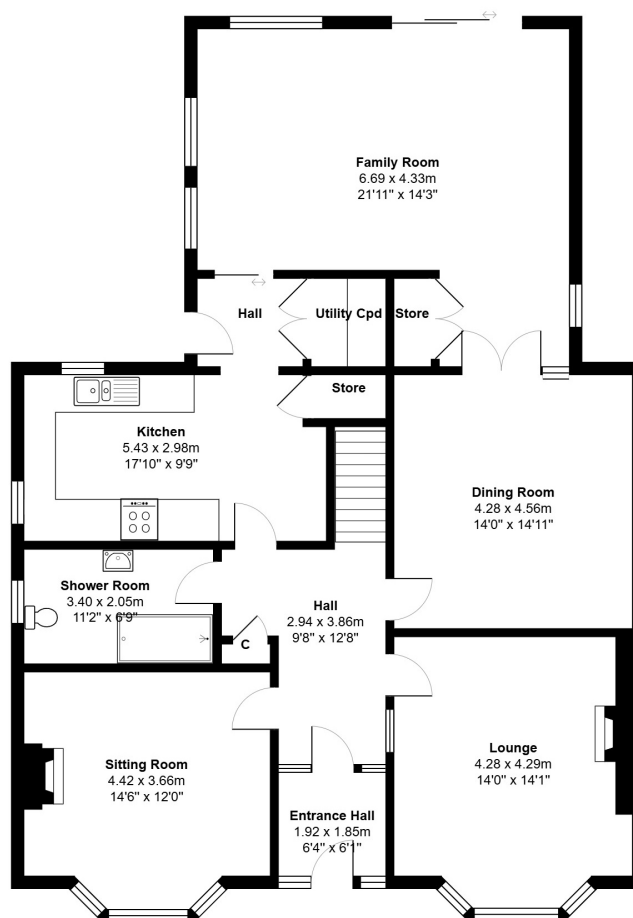
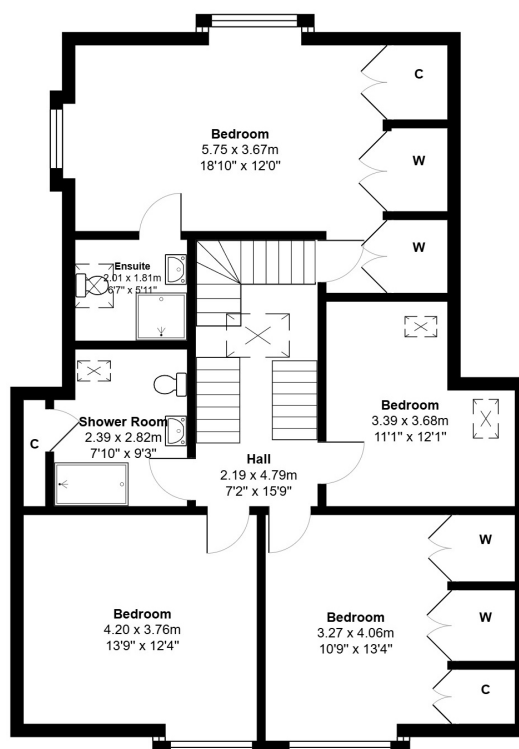
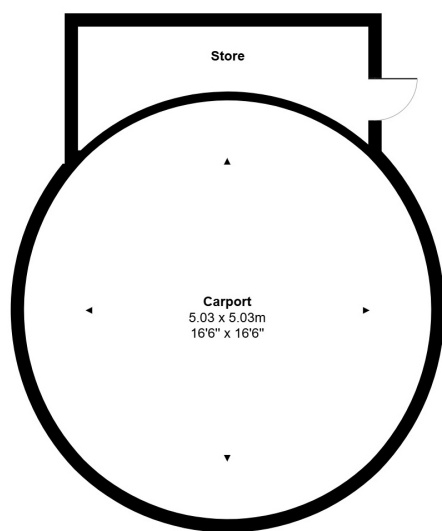


The remainder of the living accommodation is located in the south wing, where there are three double bedrooms which all lie within close proximity to the shower room.

Enjoying an elevated position within well established garden grounds, an extensive loc-bloc driveway provides ample off street parking. A set of large wooden gates to the top of the driveway open into the enclosed rear garden where there is also a striking circular car port with attached store.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Four Bedrooms
- Four Public Rooms
- Well Established Gardens
- Off Street Parking
- Car Port and External Store



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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