

15 Earlswells Road

Cults, Aberdeen AB15 6NY







mackinnons

solicitors



The entrance door opens into the welcoming entrance vestibule, where an internal window looks into the study/home office.

Within the reception hall a carpeted staircase leads up to the first floor. A double fitted cupboard provides storage, while there is also access to the integral double garage and a well appointed WC cloakroom.

Enjoying dual aspect views over both the front and rear gardens, central to the generously proportioned lounge is the striking polished granite fireplace with slate hearth and open fire.

The superb dining kitchen lies on open plan to the inviting family room. Benefitting from plentiful natural light, there is ample space available for formal dining, whilst the contemporary bespoke kitchen features an extensive range of white gloss storage cabinetry and quality integrated appliances.

The open plan family room is a recent addition to this lovely family home. Inclusive of French doors to the rear garden terrace, the family room also boasts a wood burning stove.

Returning to the dining kitchen area, a partially glazed door provides access to the utility room. Plumbed for white appliances, there is gloss white undercounter storage, while the laminate work surface area with complementary splashback incorporates a 1.5 stainless steel sink with drainer.

Returning to the reception hall, the versatile study/home office completes the ground floor accommodation.

Situated within the ever popular residential suburb of Cults, this immaculately presented four bedroom detached dwelling house with integral double garage provides a fantastic home for families seeking spacious and versatile living accommodation.

Providing ease of access to a range of amenities and reputable schooling, the property is situated within well established gardens, whilst boasting far reaching south easterly views from the rear facing first floor accommodation. Ready to move into and enjoy with a minimum of fuss.















Ascending the carpeted staircase to the first floor, a central window overlooks the property frontage. A large walk-in cupboard accessible from the landing provides storage.

The generously proportioned principal bedroom boasts stunning south east facing views. A range of Sharps fitted wardrobes provide a wealth of shelf and hanging space, while the bedroom also benefits from a contemporary en-suite shower room.

Double bedrooms two, three and four are all well proportioned rooms inclusive of fitted storage facilities. The family bathroom completes the accommodation and includes a white three piece suite and a large walk-in shower enclosure.







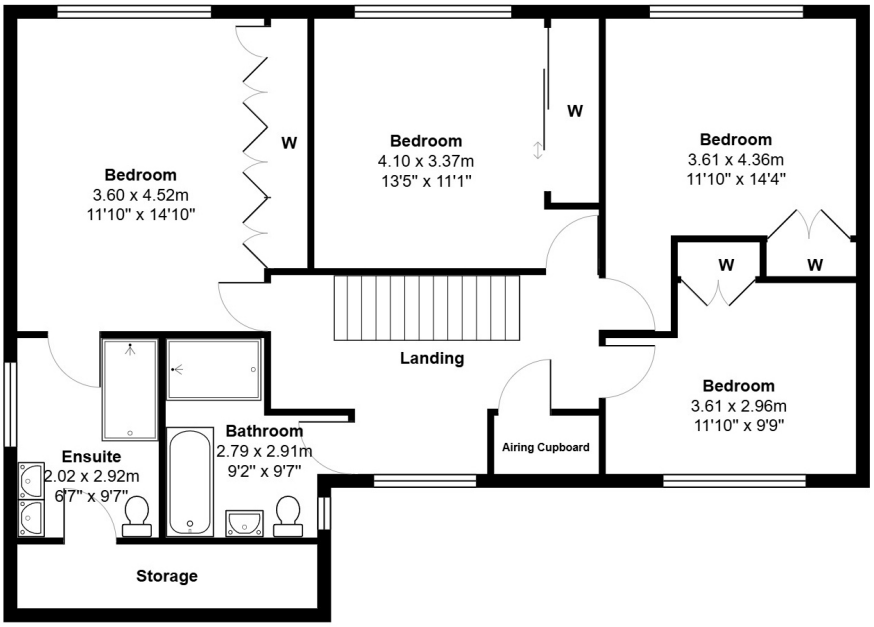
A large driveway provides ample parking, as well as access to the integral double garage with electric up-and-over door. The remainder of the property frontage is laid with decorative stone chips and a variety of mature and seasonal planting.

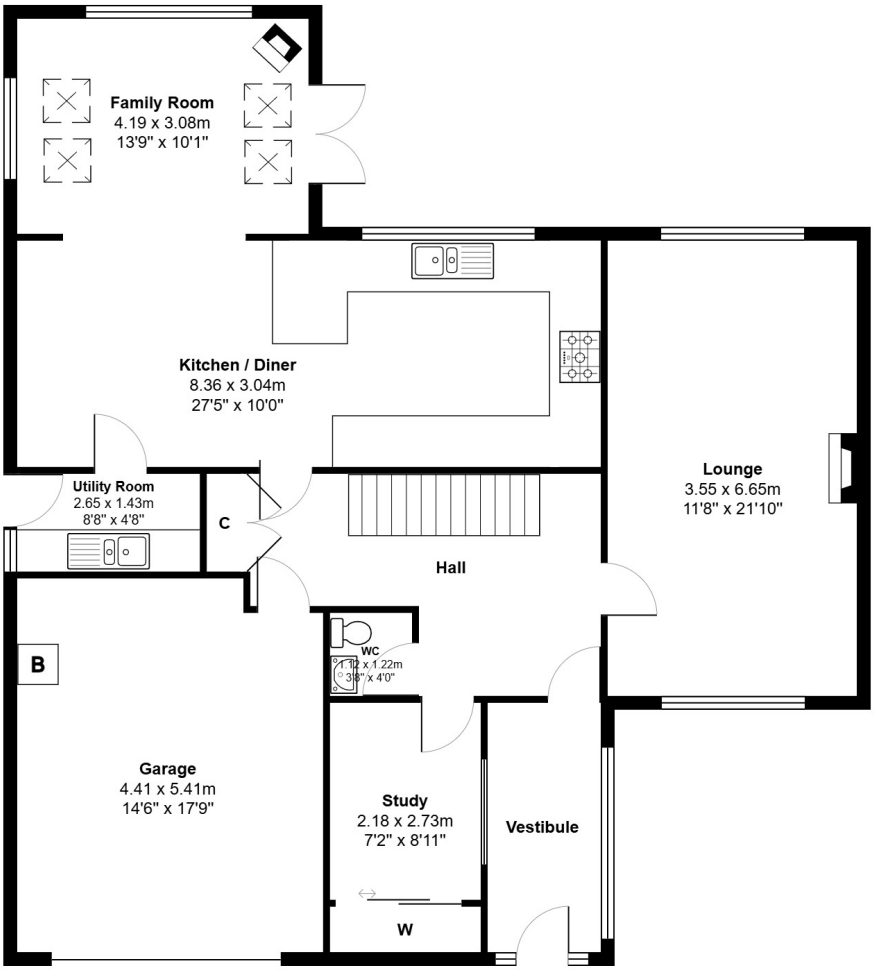
The fully enclosed rear garden will appeal to all family members. Paved terraces to either side of the central lawn provide ample opportunity for "al fresco" dining. Extensively planted borders are filled with a variety of mature planting, thoughtfully selected to provide seasonal bursts of colour throughout the year.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Four Bedrooms
- Three Public Rooms
- Wood Burning Stove
- Off Street Parking
- Double Integral Garage





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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