



# 15

Park Road  
Cults, Aberdeen AB15 9HR



mackinnons  
solicitors



The entrance door leads into the utility room. Fitted with a range of cream gloss units incorporating solid oak worktops. Freestanding washing machine, tumble dryer, dishwasher and fridge freezer which will all be included in the sale.

Steps down into the kitchen which is on semi open plan with the dining room. Fitted with a good range of cream gloss base and wall units, extensive oak work surfaces with contrasting glass splashback 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.

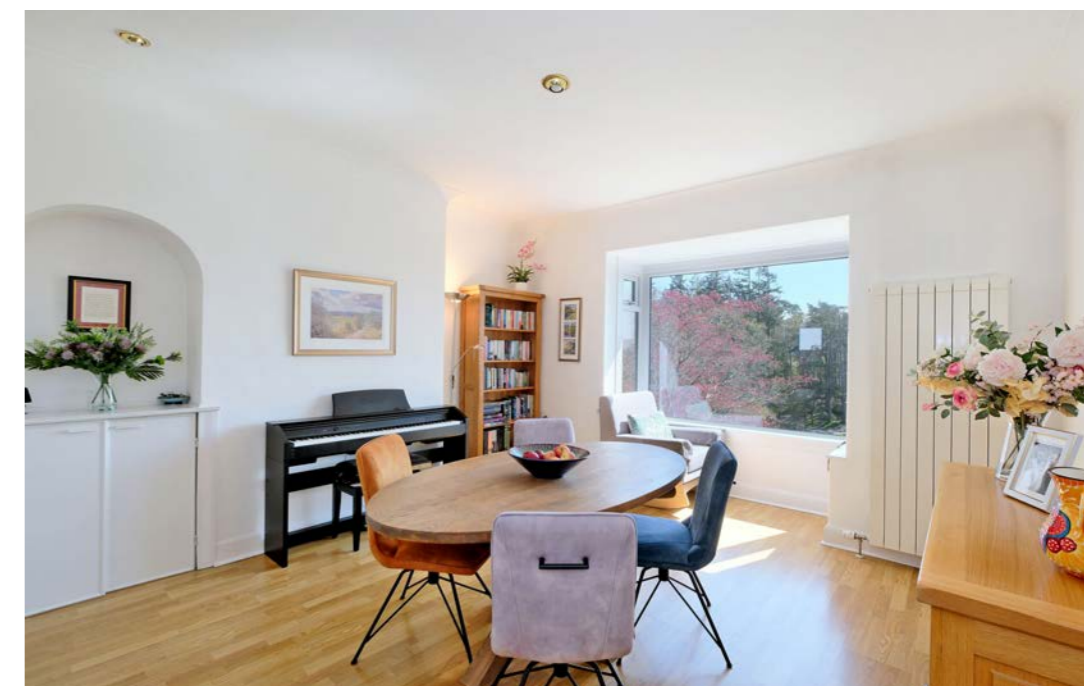
An archway forms a partial opening to the dining room. With spectacular views across the surrounding hills and countryside via a bay picture window, there is ample space available for freestanding furniture.

Overlooking the surrounding hills and countryside, the lounge is an inviting living area with ample space available for freestanding furniture. The central fireplace houses an open fire set within a white mantel and marble hearth.

Bedroom three is on the ground floor. This generously proportioned room overlooks the rear of the property.

Completing the ground floor accommodation is the family bathroom. 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. Heated towel rail and mirror with light.

We are delighted to offer for sale this three bedroom/two public room detached dwelling house 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. Occupying a generous plot with breathtaking views over Deeside Golf Course and Allan Park while boasting a well established, fully enclosed south facing garden, with off-street parking to the back. Architect's drawings have been compiled to carry out alterations to form dormers to the first floor which would create an en-suite and office and could be made available upon request. These alterations would be subject to the relative planning consents which our clients have not applied for. Early viewing is highly recommended.





Ascending the carpeted staircase to the first floor, a mid landing window provides natural light.

The principal bedroom has views overlooking the countryside with two Velux windows and benefits from built in mirrored door wardrobes providing hanging and shelving space. A hatch to the attic space above.

Double bedroom two is a well proportioned room with two Velux windows. Light and airy, the bedroom benefits from built in wardrobes providing hanging and shelving space.

A basement with large storage space and workshop is accessible from outside. The central heating boiler is located within the basement.



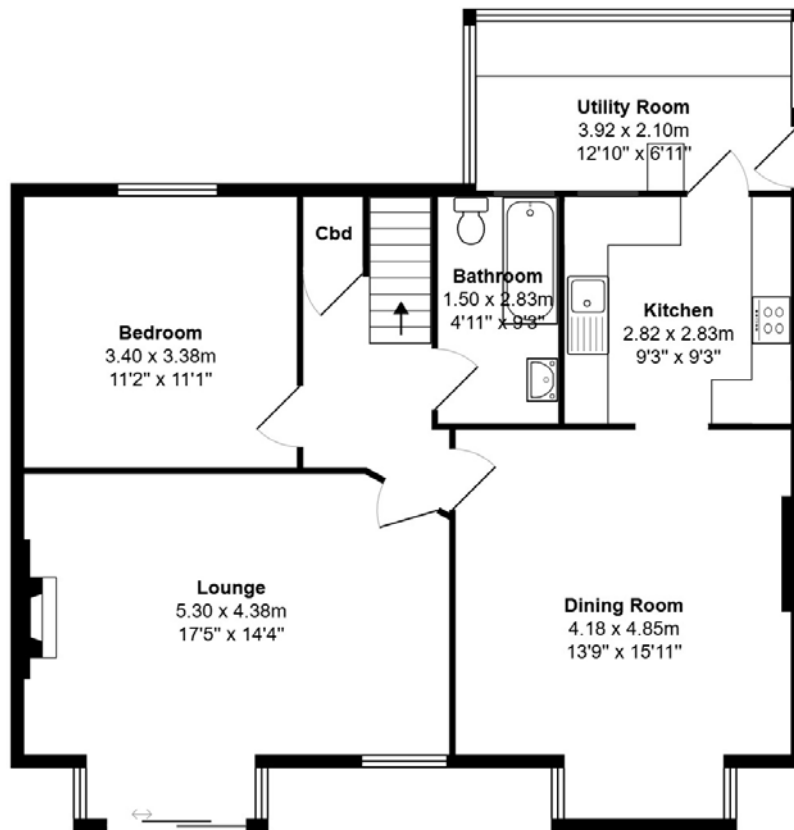
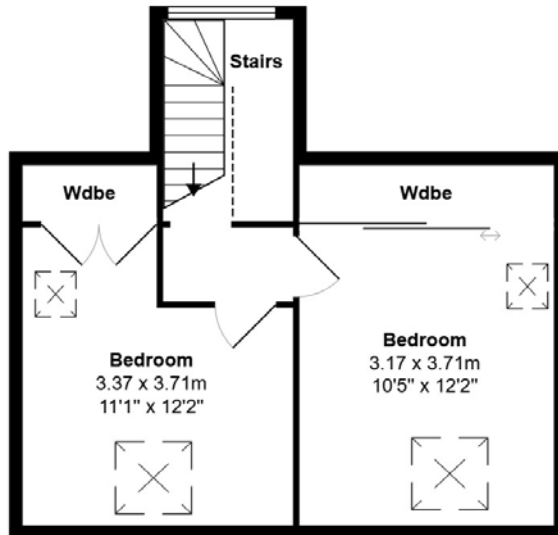
The property benefits from a generous south facing, fully enclosed garden with exclusive gated access to Allan Park. Well established, it offers mature shrubs, colourful flower borders, several areas of lawn, raised decking with storage below and patio area providing several options for "al fresco" dining and capturing all the days sunlight. 1 outside water tap. Access to the basement. A loc bloc driveway at the rear provides parking for several cars. Bin storage area.

**Fixtures and fittings:** All fitted floor coverings, curtains, blinds, light fittings, integrated kitchen appliances and freestanding kitchen appliances are to be included in the sale. Items of garden furniture, garden machinery and tools can be available by separate negotiation.



- Gas Central Heating
- Double Glazing
- Mains Drainage
- Three Double Bedrooms
- Ground Floor Bedroom

- Spectacular Views
- Large South Facing Garden
- Exclusive Gated Access to Allan Park
- Off-Street Parking



## Terms

**Council Tax**  
Band F

**EPC**  
Band D

**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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