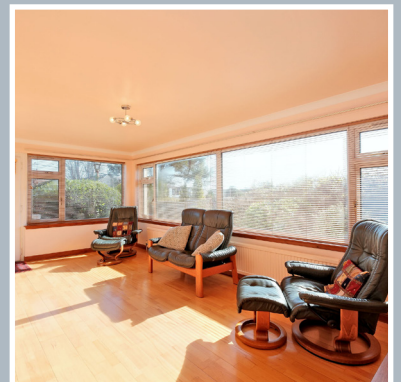




Rosskeen

14 Cults Avenue, Cults, Aberdeen AB15 9RS



mackinnons
solicitors



Enter the property via the entrance door into the entrance vestibule. A spacious hallway which provides access to all the downstairs accommodation.

The lounge is a bright and airy room with a large box window to the front of the property. Tiled fireplace with gas fire which has been disconnected.

Attractive dining room offers ample space for dining furniture and free-standing furniture.

The family bathroom is extensively tiled and fitted with a 3 piece suite.

A double bedroom overlooks the garden. Fitted wardrobes.

The kitchen is fitted with ample base and wall units. Appliances include double oven, microwave, dishwasher, washing machine and tumble dryer. Integrated fridge freezer and induction hob.

The family/dining room has windows on three sides. A door gives access to the garden.

Located off the family/dining room is a shower room.

Three further bedrooms on the first floor all with fitted storage.

Completing the upstairs living accommodation is a further shower room with a separate shower cubicle and fitted storage.

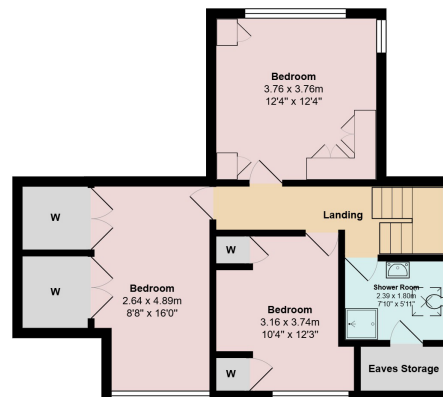
We are delighted to bring to the market this four bedroom, three public room detached family home with large double length garage and a large established south easterly facing garden. Located in the popular residential suburb of Cults on the outskirts of Aberdeen.

The property benefits from a lock block driveway and front garden which provides off-road parking and leads to a double length garage. Ample storage area with end room housing gas central heating boiler. The south easterly garden with a mix of paved areas, established borders and trees offering privacy. Wooden summer house which will be included in the sale.





- Gas Central Heating
- Mains Drainage
- Double Glazing
- Three Public Rooms
- Mains Drainage
- Downstairs Bedroom and Three Further Bedrooms
- Large 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.

Terms

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