



New Park

8 Abbotshall Crescent, Cults, Aberdeen AB15 9JP



mackinnons
solicitors



New Park sits in an elevated south facing position with fine views over Cults and the Dee Valley.

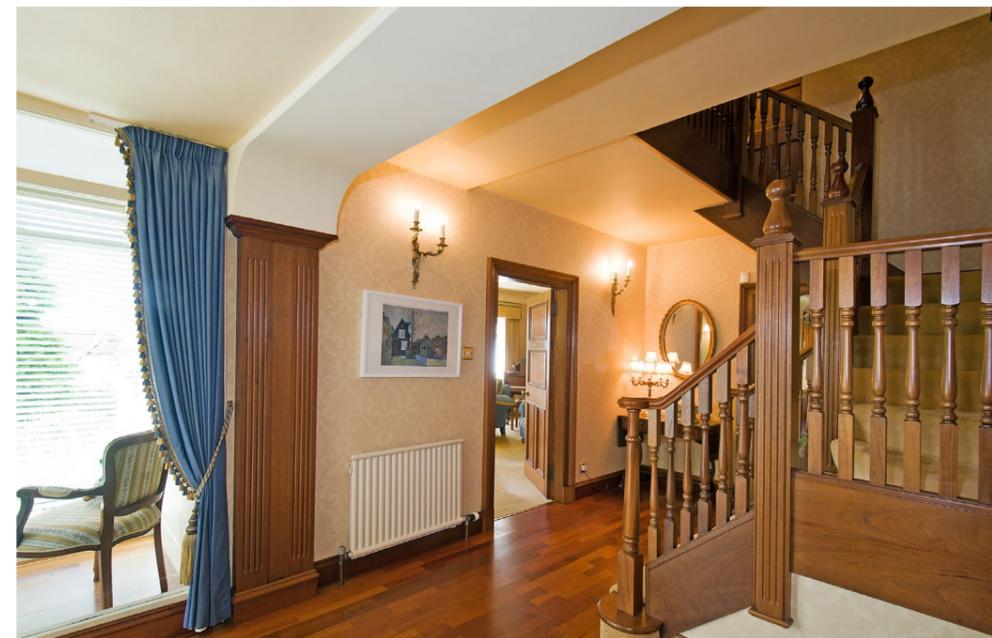
This beautiful family home is entered through a glazed entrance vestibule into an impressive and welcoming hallway which connects and flows into the reception accommodation. Set over two levels the property is spacious, filled with natural light, has good storage areas and has been extended over the years, providing flexible, generous and thoughtfully designed accommodation.

On the ground floor is the elegant well-proportioned and comfortable south facing sitting room with bay window, feature gas fire with marble hearth and wooden surround. A set of French doors leads to the bright sun room, where a further set of French doors gives access onto the terrace and garden grounds to the front. The breakfasting kitchen is adjacent to the sun room and is accessed via the hallway. The kitchen has a good range of wall and base units and plenty of preparation areas and a breakfasting zone ideal for informal dining. There are also useful additional cupboards in the kitchen as well as integrated white goods and a Neff double oven and hob. There is access from the kitchen to the garden and also into the lounge/dining room to the back of the house. There is potential (with the correct permissions) to open up the kitchen, into either the sun room or dining room, making it the ideal 'heart of the home'.

The lounge/dining room is a spacious room, designed for gatherings and entertaining. There is a feature gas fire in this room and there are French doors leading out onto the terrace and garden grounds.

8 Abbotshall Crescent is a delightful detached home in a private and enclosed garden in a sought after street in the popular Aberdeen suburb of Cults.

The property is within walking distance of local amenities, including shops, schools, cafes, bank, post office, medical centre and good local transport links. The property is also ideally located for the business parks at Westhill and Kingswells, the city centre and the recently completed Aberdeen bypass, which gives faster access to the north and south of the city.





Returning to the hallway and completing the accommodation on this floor is a well-positioned ground floor double bedroom with built in wardrobes overlooking the rear garden, adjacent to a conveniently placed shower room.

A hard wood staircase leads from the hallway to the first floor.

On the first floor is a large luxury tiled and carpeted bathroom with separate shower unit. This room has a corner bath, sink and toilet and is bathed in natural light.

There are three double bedrooms with built-in wardrobe space, all facing the front garden with panoramic views over the countryside. Completing the accommodation on the first floor is a study, ideal for home working and a large games room which is flexible living space.



The property is surrounded by approximately 0.3 acres of landscaped private garden grounds providing a selection of mature trees and bushes, areas of lawn and seating. A sweeping driveway leads to the house, allowing parking for a number of cars. There is also a separate double garage and a small outhouse.

The house is fully double glazed and has gas central heating.

Integrated white goods, light fittings and blinds included in the sale.

Directions: From Aberdeen and before the main street in Cults, take a right onto Abbotshall road and second left onto Abbotshall Crescent, number 8 is on the right.



- Desirable Location
- Private Enclosed Garden
- Thoughtfully Designed
- 4 Double Bedrooms
- Great Entertaining Spaces
- Double Garage
- Quality Schooling

Terms

Council Tax
Band H

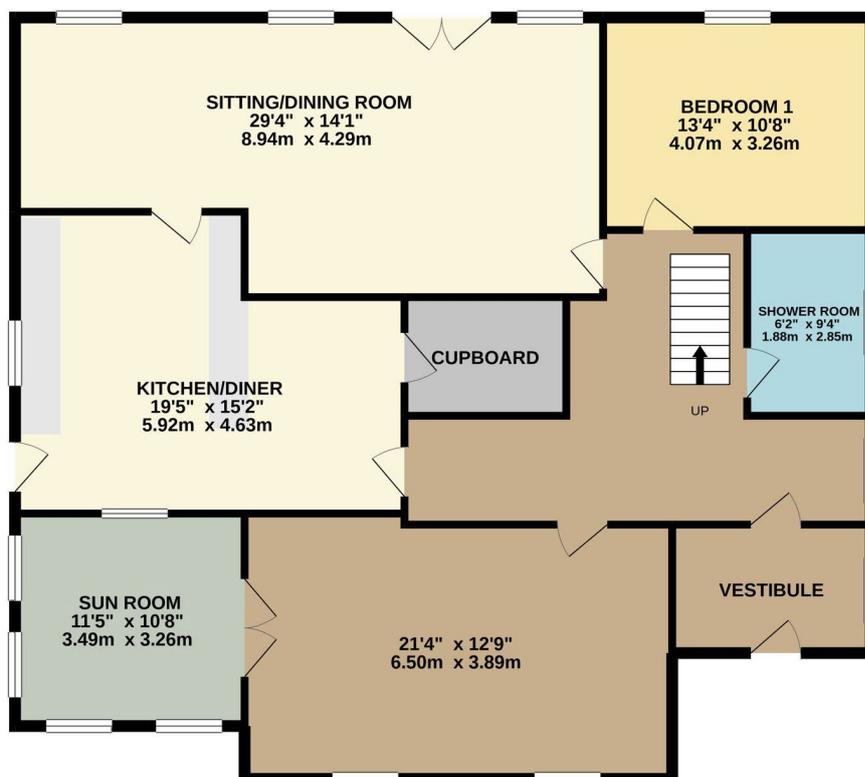
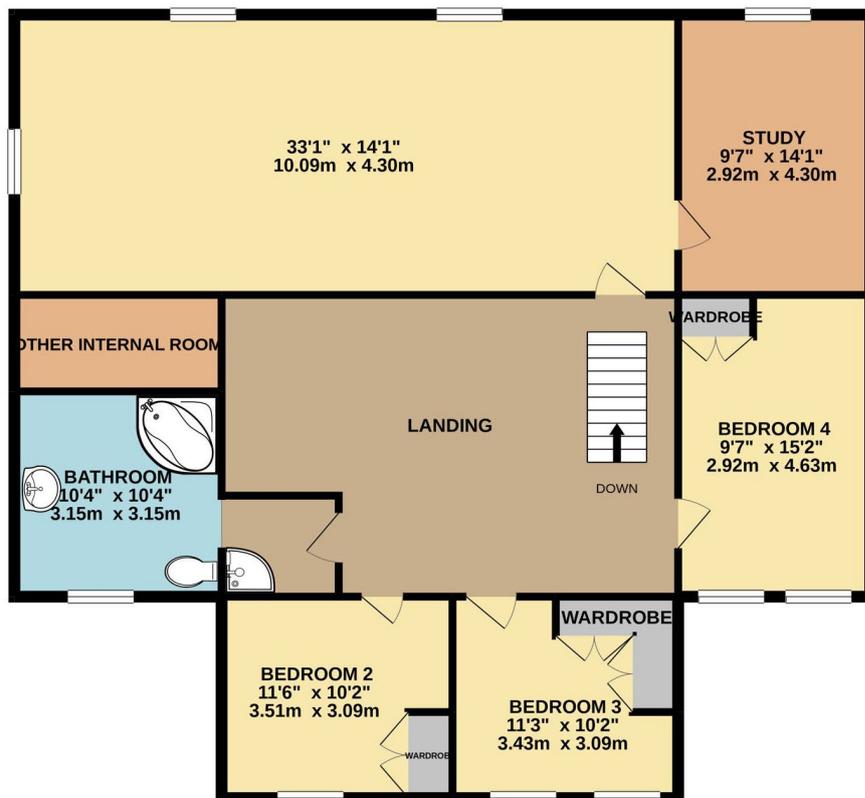
EPC
Band E

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By Arrangement

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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.