



19 Cults Court, Cults, Aberdeen AB15 9SZ

Offers over £165,000

SELF CONTAINED FOUR BEDROOM DOUBLE UPPER APARTMENT, SET IN LANDSCAPED GROUNDS, WITH EXCLUSIVE GARAGE

Stronachs

19 Cults Court, Cults, Aberdeen AB15 9SZ

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this FOUR BEDROOM DOUBLE UPPER APARTMENT, within Cults Court, Cults, which was formerly a local school. In need of some upgrading and redecoration, this is a spacious property on two floors, benefitting from gas central heating and double glazing. Entered via a communal courtyard, the accommodation comprises: Entrance Hall and stairs to first floor; spacious Lounge/Dining Room on open; Kitchen; Bathroom; and Master Bedroom. Further stairs lead to the upper floor, which has three Double Bedrooms and Shower Room. There is also an exclusive Garage.

The apartment is located close to the popular Old Deeside Railway Line and to Allan park. The Cults Medical Centre is next door. In addition there are a wide range of sporting and recreational attractions available at nearby Hazlehead Park, with Golf Courses at Deeside, Peterculter, Craibstone and Westhill, Salmon and Sea Trout Fishing on the River Dee and the opportunity to enjoy hill, river and forest walks. There are a number of private schools in the City including Robert Gordon's College, St Margaret's School and Albyn School and the International School in Cults. There are also two universities and several colleges for further education.

ENTRANCE HALL



A wooden door leads to the Entrance Hall, with understairs store and carpeted stairs to the first floor. Ceiling light fitting. There is a window on the landing offering light over the staircase. Ceiling light fitting, central heating radiator and telephone point. Georgian style glazed door to Lounge.

LOUNGE/DINING ROOM 22' 8" X 19' 7" (6.91M X 5.97M)



This spacious 'L' shaped room has windows to both the side and front allowing natural light. There is ample room for lounge furniture and a sizeable Dining table in the Dining area. Electric fire in ornate wooden surround. Three ceiling light fittings.

KITCHEN 22' 8" X 19' 7" (6.91M X 5.97M)



Generous Kitchen fitted with a range of wall and base units and complementing work surfaces. Windows to rear provide natural light. The integrated double oven is to remain with 5 burner hob. Space for fridge/freezer, washing machine and tumble drier. Inset sink and drainer. Dual access from both the Hall and Lounge/Dining Room. Ceiling striplight.

BEDROOM 1 15' 2" X 13' 0" (4.62M X 3.96M)



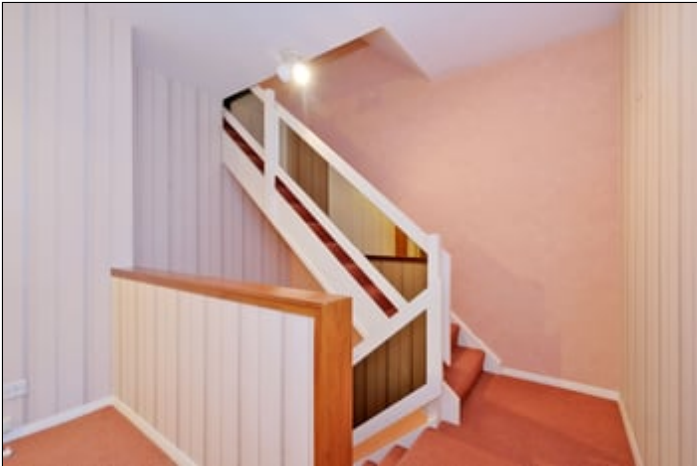
Double Bedroom with window to the front of the property, with ample space for a range of free-standing furniture. Ceiling light fitting and central heating radiator.

BATHROOM 8' 0" X 5' 2" (2.44M X 1.57M)



Fully tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Ceiling light fitting, central heating radiator and shaver point.

UPPER FLOOR



Carpeted stairs lead to the upper floor landing, which has two built-in storage cupboards, and velux windows to front allowing natural light. Two ceiling light fittings and central heating radiator.

BEDROOM 2 17' 6" X 9' 9" (5.33M X 2.97M)



Generous Double Bedroom with window to rear, and large built-in wardrobe. Ceiling light fitting and central heating radiator.

BEDROOM 3 17' 6" X 10' 1" (5.33M X 3.07M)



Third Double Bedroom with twin velux windows to the front, and benefitting from fitted wardrobes allowing hanging and shelf storage with mirrored sliding doors. Ceiling light fitting and central heating radiator.

BEDROOM 4 14' 3" X 14' 3" (4.34M X 4.34M)



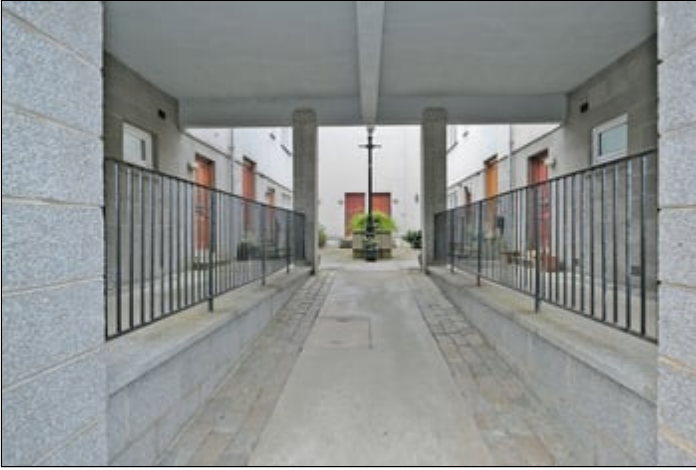
Further large Double Bedroom benefitting from wall to wall fitted wardrobes allowing excellent hanging and shelf storage with mirrored sliding doors. Two velux windows allowing natural light. Central heating radiator, ceiling light fitting, telephone and television points.

SHOWER ROOM 7' 4" X 7' 2" (2.24M X 2.18M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Ceiling light fitting and central heating radiator . Airing cupboard.

EXTERNAL



Benefiting from grounds and gardens that are maintained by an annual factoring fee, communal drying and seating area along with a SINGLE PRIVATE GARAGE. The development also benefits from a large amount of visitors parking spaces.

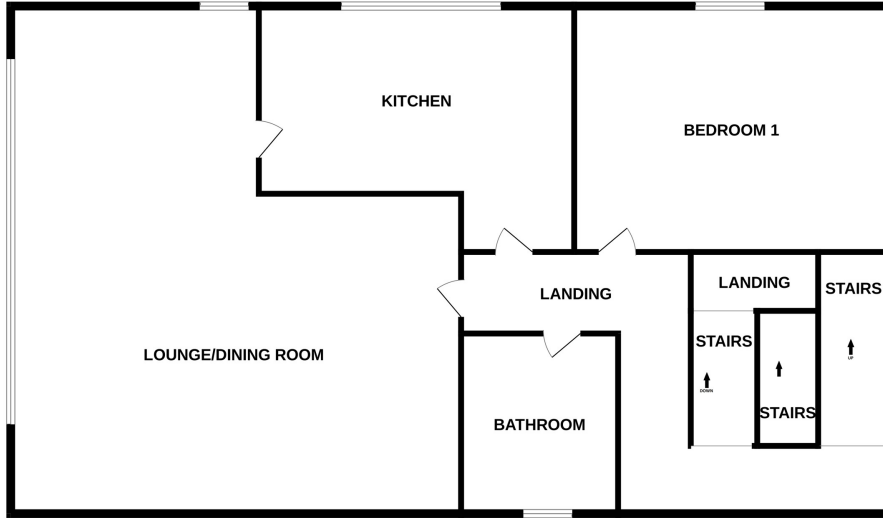
EXTRAS

The property is to be sold as seen.

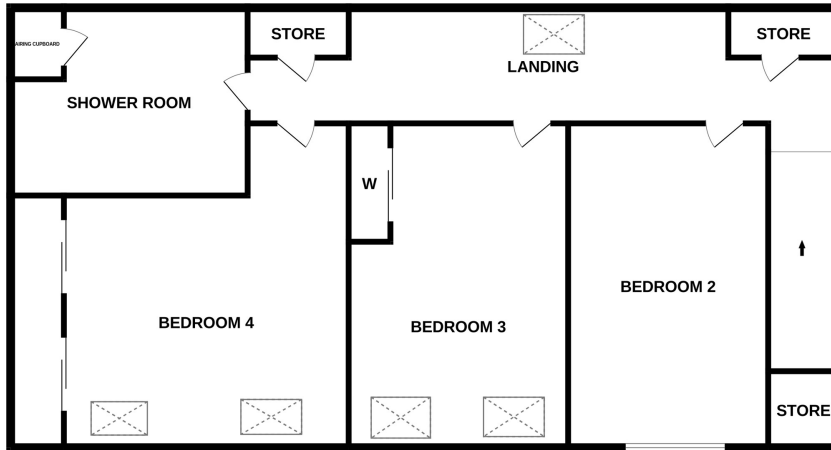
COUNCIL TAX BAND - F

EPC BANDING -

FIRST FLOOR



UPPER FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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