

**43 Woodlands Avenue,
Cults, Aberdeen, AB15 9DE**

**Fixed Price
£580,000**

ASPC ref : 362139

 5  3  2 168 m² EPC **C** Council Tax Band **G**



Arrange a viewing

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Property features:

 Central heating	 Garage	 Garden	 Parking
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We are delighted to present to the market this exceptionally well presented **FIVE BEDROOM DETACHED EXECUTIVE FAMILY HOME WITH DOUBLE GARAGE**. The property is situated in a quiet cul-de-sac in the prestigious Woodlands of Pitfodels Development built by Cala Homes and has been well maintained and tastefully decorated throughout. The accommodation is situated over two floors and comprises; entrance vestibule with wall mounted security alarm pad; entrance hallway with an attractive staircase leading to the lower floor accommodation; cloakroom with wash/hand basin and W/C; a welcoming lounge with ample space for free standing soft furnishings as well as excellent views across the Dee Valley; fully fitted kitchen with modern cream gloss base and wall mounted units, wood effect work tops, stainless steel sink and tiled splash/back, integrated gas hob, extractor hood, double oven and dishwasher, ample space for free standing dining furniture; utility room has matching base and wall mounted units with stainless steel sink; under-counter washing machine and tumble dryer (included in the sale); door leading to the garage; family room leads off from the kitchen providing additional living space; separate dining room with excellent views over the rear garden and Dee Valley; bedroom five is currently being used as an office.

The lower floor has a good sized hallway with walk-in cupboard; master bedroom is fitted with two double wardrobes and an en-suite

shower room with double cubicle, wash/hand basin and W/C; three further double bedrooms (which have built in wardrobes), family bathroom is fitted with a white three piece suite comprising bath, wash/hand basin in vanity unit, W/C and tiled splash/back; the property further benefits from a spacious sun room with French doors leading to the rear garden.

Outside - The property occupies a good sized plot with views towards the Dee Valley; the front of the property is paved with parking for approximately three vehicles; large double garage with up and over electric door which is operated remotely, the central heating combi boiler is located in the garage along with the electric meter and consumer box; fully enclosed rear garden with small patio area and mainly laid to lawn, stairs giving access to the side of the property.

Cults is a highly desirable, picturesque suburb, approximately 4 miles to the south west of Aberdeen City, on the main route to Royal Deeside. The village has a semi-rural ambience but with a wealth of amenities. There are a variety of sporting and leisure pursuits available nearby, including golf courses, sports clubs and woodland walks along the Old Deeside Railway Line. Within easy commuting distance Aberdeen City Centre, Hill of Rubislaw for Chevron, Shell and Marathon, Westhill, Dyce and Aberdeen Airport. There is also good access to local shops, regular bus services and education is catered for in the area with excellent local state schools, various private schools and universities available in the City Centre.

DIRECTIONS Travel west from the city centre on the A93 via Great Western Road. Pass the Mannofield shopping centre and at the traffic lights, turn right onto Springfield Road. Take the third left onto Craigton Road and continue on for some distance. Woodlands of Pitfodels is located on the left. Turn left onto Woodlands Avenue, follow the road towards the end of Woodlands Avenue and number 49 is on the left hand side.

View this property on [aspc.co.uk](http://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/362139/43-Woodlands-Avenue/Aberdeen/>

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