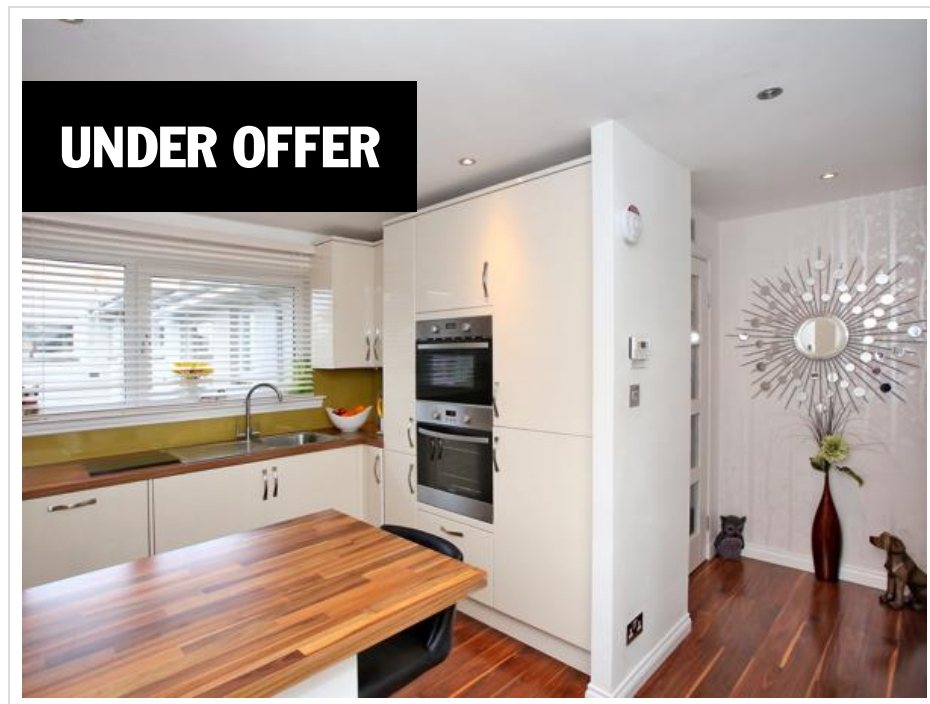


**5 Kirk Brae Court,
Cults, Aberdeen, AB15 9QE**


**Price Around
£180,000**

ASPC ref : 364308

 2  1  1 67 m² EPC **D** Council Tax Band **E**



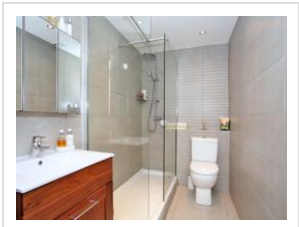
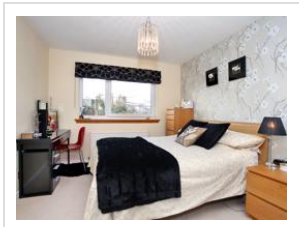
Arrange a viewing

 **07851 069182**

James & George Collie
450 Union Street (Sales)
Aberdeen
AB10 1TR

Email:
p.sales@jgcollie.co.uk

Website:
<http://www.jgcollie.co.uk>



Property features:

 Central heating	 Garden	 Parking
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We are delighted to present to the market this well presented **TWO BEDROOM FIRST FLOOR APARTMENT** which has been lovingly refurbished to a high standard by the current owner. The accommodation comprises: An entrance vestibule with a cupboard housing the electric meter and consumer box; the spacious entrance hallway boasts attractive Quick Step wood effect flooring and provides access to all rooms; the bright and spacious lounge dining room features a fireplace with electric fire within and has a pleasant outlook over the front of the property; the breakfasting kitchen is fitted with cream gloss base and wall mounted units, wood effect worktops, green panel splash back and a stainless steel sink, integrated Zanussi appliances to include gas hob, extractor hood, fridge freezer, washing machine/dryer and a dishwasher, the kitchen further benefits from a breakfast bar and under a counter wine cooler; the two double bedrooms both benefit from fitted wardrobes providing excellent storage space; the attractive shower room comprises a double walk in shower cubicle, wash/hand basin is contained within a vanity unit and a WC, a cupboard houses the hot water tank. Viewing is highly recommended in order to fully appreciate this lovely apartment.

Outside - The front of the building is laid to slate chips with an extensive range of plants. The rear of the property has a large communal

garden. There is an exclusive allocated parking space as well as ample visitor's parking.

Cults is a highly desirable village with an abundance of amenities on offer including a variety of shops, boutiques, banks, health care facilities, primary and secondary schools, walks and golf course. A short drive away is the city centre which is easily accessed via the excellent public transport system on the North Deeside Road.

Accommodation:-

Lounge / Dining Room 5.89m x 3.99m

Breakfasting Kitchen 3.00m x 2.40m

Master Bedroom 3.75m x 2.93m

Bedroom Two 3.32m x 2.72m

Shower Room 3.43m x 1.47m

DIRECTIONS Travel West on the A93 North Deeside Road from Aberdeen. On entering Cults, turn right at the traffic lights and proceed up Kirk Brae. Continue up the hill for approximately a quarter of mile and Kirk Brae Court is the third opening on the left-hand side off Kirk Brae. The entrance to number 5 is at the left-hand side of the block of apartments..

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/364308/5-Kirk-Brae-Court/Aberdeen/>

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