

346f North Deeside Road,
Cults, Aberdeen, AB15 9SE

Price Around
£129,500

Under offer

 1  1  1   52 m² EPC C Council Tax Band D



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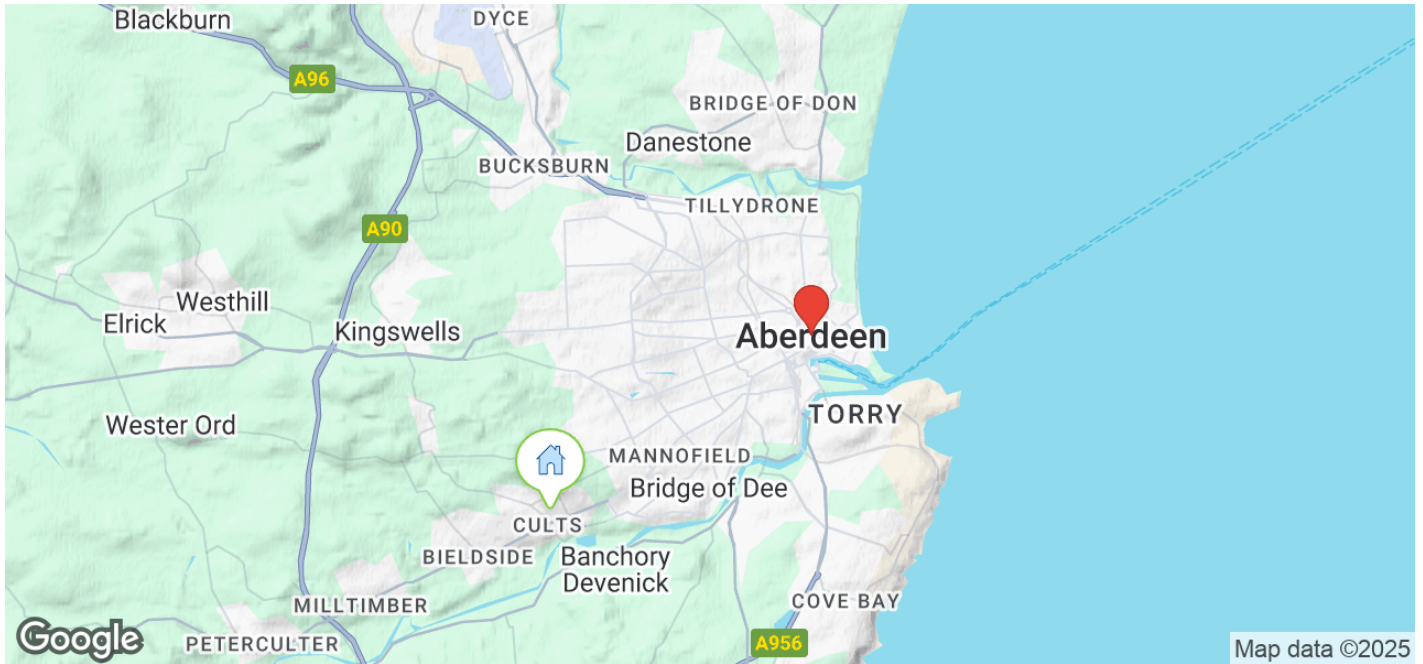
Features

Description

We are delighted to offer for sale this beautifully presented **one bedroomed executive flat**, located on the second floor of a modern residential apartment, ideally situated in the desirable suburb of Cults. The property is in immaculate order throughout with well proportioned rooms with tasteful and neutral decoration. Of particular note is the wonderfully bright lounge/dining room with curved wall with multiple windows enjoying an open and private aspect over mature trees at the rear. The remainder of the accommodation comprises a spacious hallway, a modern fitted kitchen, a double bedroom with excellent built-in storage and a centrally set bathroom. The lounge and bedroom are not overlooked by any other properties affording a great deal of privacy. The communal areas are protected by a security entry system and the well tended garden grounds are maintained under a factoring contract. As well as an exclusive parking space, there is ample visitors' parking. Viewing is highly recommended to appreciate the quality of accommodation on offer in a sought after location.

Cults is a highly desirable suburb approximately 4 miles to the south west of Aberdeen city on the main route to Royal Deeside. There is a variety of sporting and leisure pursuits nearby including golf courses, sports clubs and woodland walks along the Old Deeside Railway Line. Education is catered for in the area with various private schools available in the city centre. Cults also provides easy commuting to Westhill, Dyce and Aberdeen Airport.

Notes Gas central heating. Double glazing. EPC=C. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds. All existing kitchen equipment, inclusive of integrated appliances and free standing washer/dryer are included. The factoring fees are paid up to December 2018. Factoring fees are approximately £349.00 per six months.



Accommodation comprises

Communal Hall The communal hallways are neat and well maintained under a factoring contract, with a secure entry system.

Entrance Hall A spacious and immaculately presented hall with neutral décor and quality laminate flooring. Security entry handset.

Lounge/Dining Room 19'5" x 13'9" [5.96m x 4.24m] approx. A striking lounge/dining room boasting a curved wall with five tall windows enjoying a peaceful green outlook onto mature trees. A further side window draws natural light into the room which highlights the fresh neutral décor and complementing carpeting. The room's layout allows for a range of free standing furniture including a dining table and chairs.

Dining Kitchen 10'5" x 10'2" [3.21m x 3.13m] approx. The modern kitchen is fitted with a good range of wood effect wall and base units edged with splashback tiling and topped with contrasting work surfaces incorporating a 1.5 stainless steel sink with drainer and mixer tap and a gas hob with chimney hood above and oven below. There is an integrated fridge/freezer and the convenience of a free standing washer/dryer. The room is filled with natural light by way of two corner windows and this space offers a perfect dining area. A further cupboard houses the central heating boiler and provides additional storage.

Bedroom 12'9" x 12'6" [3.96m x 3.85m] approx. A beautiful restful bedroom with a peaceful rear aspect and corner windows, benefiting from a fitted wardrobe with hanging and shelving space and mirrored

sliding doors. Tasteful neutral décor and complementing carpeting.

Walk-In Store 7'3" x 5'8" [2.23m x 1.78m] approx. Accessed from the bedroom, a walk-in store cupboard provides an excellent amount of storage.

Bathroom 6'8" x 6'5" [2.10m x 1.98m] approx. The centrally set bathroom is fitted with a w.c. with concealed cistern and wash hand basin built into vanity units with cupboard storage. Above these are co-ordinating wall units with cupboard storage and a large inset mirror with display sill and plinth with lighting. The bath with shower attachment completes the suite. With neutral décor and vinyl flooring, there is an air extractor.

Outside The communal garden grounds are well tended with areas of lawn and shrubbery beds and the parking is located at the rear. Bike shed.

View this property here

<https://www.aspc.co.uk/search/property/359545/346f-North-Deeside-Road/Aberdeen/>

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