

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

Price Around  
**£180,000**

**Under offer**

 **2**  **1**  **1**   **67 m<sup>2</sup>** EPC **D** Council Tax Band **E**



**Contact Seller**

07851 069182



**Features**



Garden

## Description

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 an 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**

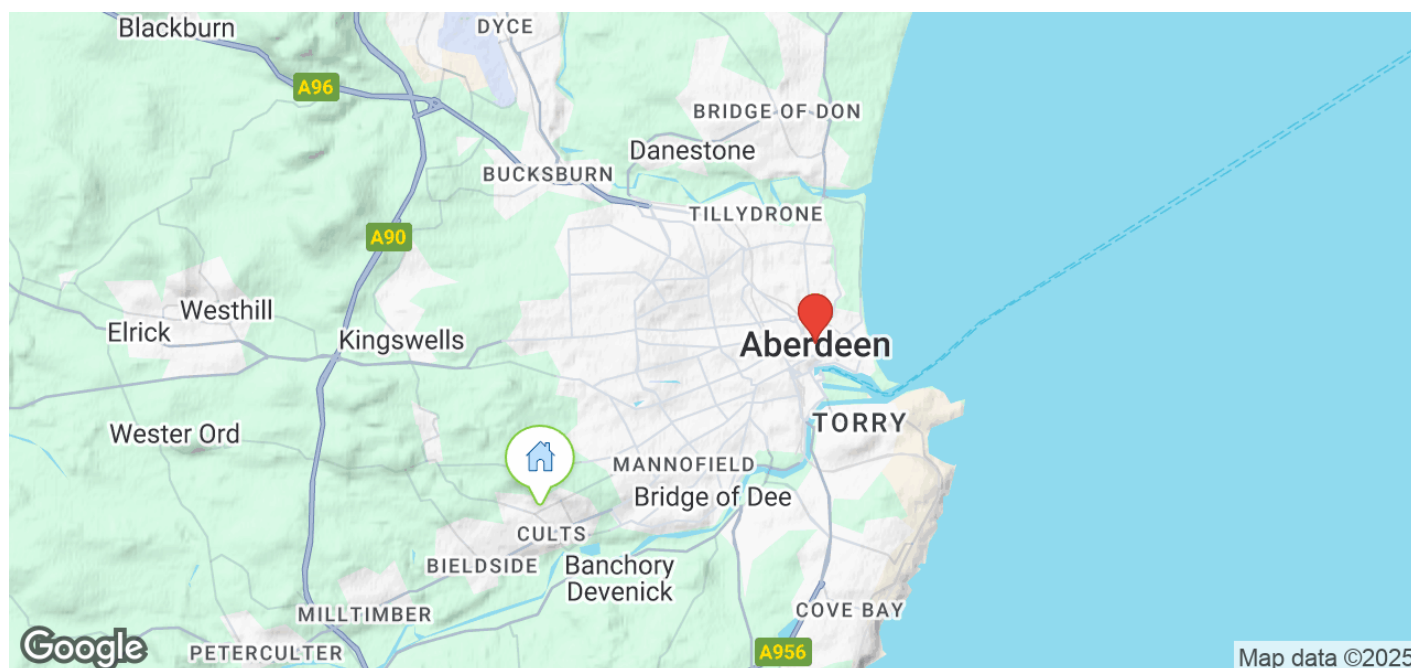
**Breakfasting Kitchen 3.00m x 2.40m**

**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 here**

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

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