

**348F NORTH DEESIDE ROAD  
CULTS  
ABERDEEN AB15 9SE**



**EXECUTIVE TWO BED APARTMENT WHICH OFFERS QUITE  
SUPERB APPEALING LIVING ACCOMMODATION OF THE HIGHEST  
STANDARDS – VIEWING HIGHLY RECOMMENDED**

Accommodation:- Reception Hall, bright airy living environment comprising Lounge/Dining Room/beautifully appointed fitted Kitchen which incorporates Breakfast Bar all on open plan, Master Bedroom with En-Suite Shower Room, second Double Bedroom and main Bathroom. Light oak flooring, carpets and other floor finishes, curtains, blinds and light fittings included. Gas Central Heating. Double Glazing. Security Entry. Allocated Private Parking. Visitors Parking. Shared Bicycle and Bin Store.

**OFFERS OVER £210,000**

**VIEWING BY APPOINTMENT TELEPHONE 07889 755056 OR BY ARRANGEMENT WITH  
SELLING AGENTS**

## **DESCRIPTION**

Situated within a prestigious development by Stewart Milne Homes, one of Scotland's foremost Developers, this SECOND FLOOR FLAT has been completed to a high specification with considerable care having been taken during the design process to create a practical bright spacious living environment well suited to the requirements of a professional person or couple. The property is of fresh decorative appearance providing the opportunity to move in with the minimum of inconvenience and amongst its added features enjoys the benefits of Gas Central Heating, Double Glazing, Security Entry and Shower Room en-suite to the Master Bedroom. The main living area is all on open plan with a Lounge, adjacent Dining Area and a beautifully appointed fitted Kitchen separated from the other parts by a semi circular Breakfast Bar and with integrated and free standing appliances which are to be included. This undoubtedly represents a rare opportunity for the discerning buyer to acquire a quality executive apartment in a sought after location and development and to move in with the minimum of inconvenience. The light oak and other floor finishes, curtains, blinds and light fittings are all to be included in the price.

The village of Cults is only three miles west of Aberdeen City and is readily accessible by car and public transport, providing a link between Aberdeen City and Royal Deeside. There are many country and riverside walks in the vicinity including the old Deeside Railway line walks. The village enjoys an excellent range of shops and many other amenities including a Medical Practice, Post Office, Community Centre, Banks, Primary and Secondary Schools, a Golf Course and many other recreational and leisure facilities.

## **DIRECTIONS**

From the City Centre travel along Great Western Road continuing onto North Deeside Road. On arriving in the village, the development is situated beside the Cults Hotel.

## **THE ACCOMMODATION COMPRISES:-**

### **HALL:**

Hall with light oak flooring, stainless steel track with three Halogen lights, walk-in airing/linen cupboard, deep storage cupboard which also houses central heating boiler, further cloak cupboard, telephone for Security Door Locking system.

### **LOUNGE/DINING ROOM/KITCHEN/**

This area has been thoughtfully designed with various windows providing a practical bright airy living environment compatible with the modern lifestyle with the main areas having a light oak floor finish.

**LOUNGE/DINING  
ROOM/KITCHEN/**



**8'9" x 16'3"** approx. The Lounge area has three windows and a curved wall, light oak flooring, stainless steel track with four Halogen lights and TV point.

**DINING ROOM AND KITCHEN**

**19'1" X 11'1"** at widest, approx.



Dining Room with outlook to side, curtain pole.

**LOUNGE/DINING  
ROOM/KITCHEN:**



The Kitchen has an extensive range of base and wall units with beech doors and trim with stainless steel handles and co-ordinating work surfaces which incorporate a semi circular peninsular Breakfast Bar separating this area from the adjacent Dining Room, integrated **Four Ring Gas Hob** with **Electric Oven** below and **Extractor** above set into stainless steel **Canopy**, fittings for plumbing in Automatic Washing Machine, integrated Fridge and Freezer each with matching door panels and slate effect laminate floor finish. **N.B.** The **Hotpoint Automatic Washing Machine** is to be included in the price.

**MASTER BEDROOM:**



**20'9" x 9'3"** approx. Double Bedroom with double fitted wardrobe with shelf, hanging space and two sliding mirror doors, curtain pole, TV point and telephone point.

**EN-SUITE SHOWER  
ROOM/**

**EN-SUITE SHOWER ROOM:**



The En-Suite Shower Room has a cream w.c. and w.h.b. and matching shower tray set into a tiled shower area with fitted electric shower, glazed shower door, extractor fan, medicine cabinet with mirror doors, shaver point.

**BEDROOM:**



8'3" x 15'9" at widest, approx. Double Bedroom again with double fitted wardrobe with shelf, hanging space and two sliding mirror doors, curtain pole.

**BATHROOM/**

**BATHROOM:**



Bathroom with cream suite with cisternless w.c. and w.h.b. set into bathroom furniture providing toiletries storage and display areas with matching unit above which incorporates large wall mirror with downlighters and medicine cabinet, shaver, extractor fan.

**GENERAL:**

The light oak and other floor finishes, curtains, blinds and light fittings are to be included in the price.

**OUTSIDE:**



Allocated Parking Space.

Visitors Parking.

**AMENITY CHARGE:**

An amenity charge is payable for the upkeep of the building and development of which the property forms part.

ABH/SXM

**MORTGAGE & FINANCIAL ADVICE**

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