



1 WESTERTON ROAD
CULTS, ABERDEEN

Galbraith



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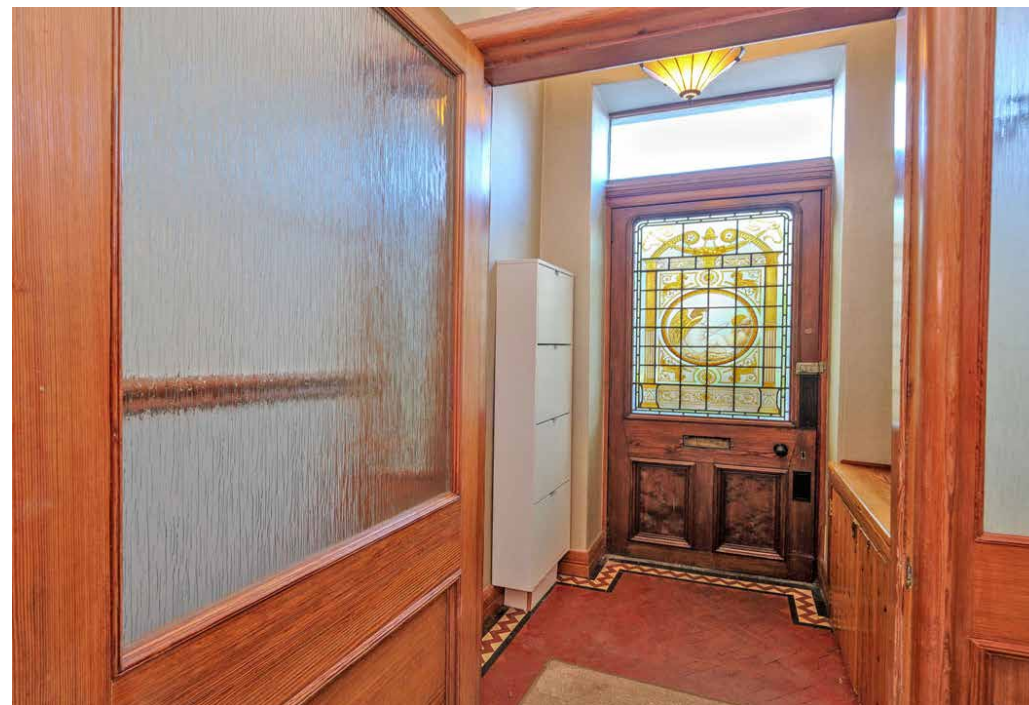
Attractive four-bedroom granite period home, featuring elegant accommodation and a well-established rear garden

Aberdeen City 4 miles ■ Westhill 4 miles ■ Aberdeen Airport 9 miles

- 2 reception rooms. 3 bedrooms/ 1 Study
- Decorative Victorian end terrace
- Two storey and lower ground level accommodation
- Full of original character
- Enclosed rear garden
- Conveniently close to a range of amenities

Galbraith

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SITUATION

Located in the highly desirable suburb of Cults, to the west of Aberdeen, this beautiful home enjoys an exceptional position within easy walking distance of the area's many amenities. Cults offers an excellent range of independent and national shops, cafés, and services, including a Costa Coffee and the ever-popular Cults Hotel, which lies only a short stroll away. There is also a strong sense of community, with a variety of local clubs and leisure activities available. The tree-lined Old Deeside Railway Line runs through the suburb and is particularly popular with walkers, joggers and cyclists alike. Cults is well known for the quality of its educational provision, with both primary and secondary schooling available locally. The International School of Aberdeen is also only a short walk from the property. The city centre of Aberdeen lies approximately four miles to the east, offering a wide range of shops, restaurants, and cultural attractions, as well as mainline rail services and Aberdeen International Airport, which provides both domestic and international connections. The AWPR is only a short drive away at Milltimber, ensuring excellent accessibility to the north and south of the city and beyond.

DESCRIPTION

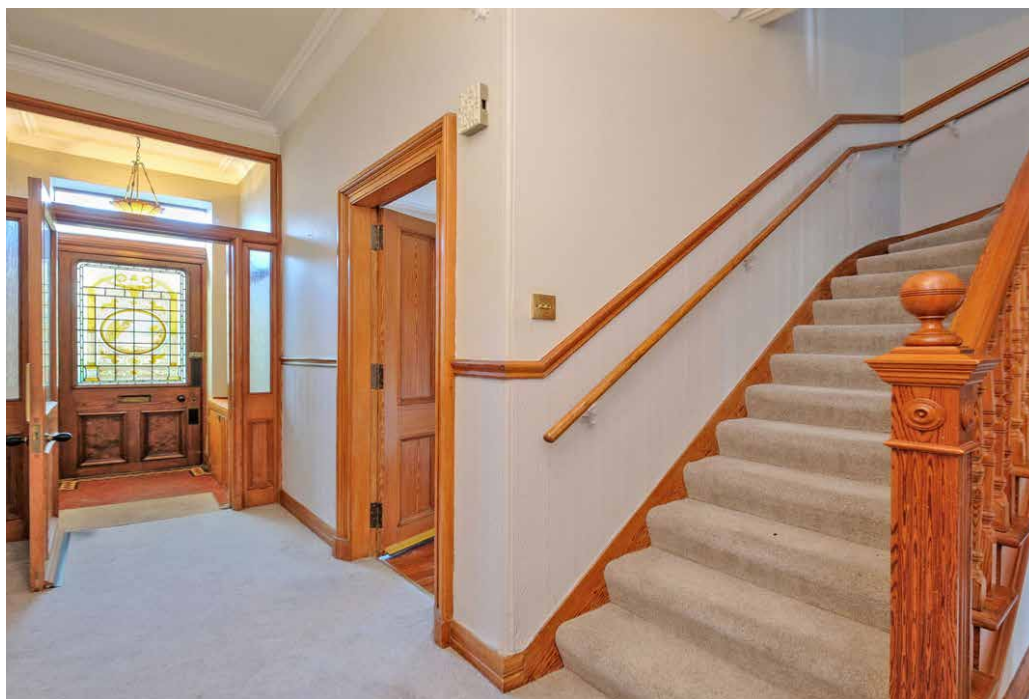
Built around 1900, this elegant granite end-terraced home perfectly captures the character and craftsmanship of the late Victorian era. Arranged over three spacious levels, the property offers a rare combination of period charm and versatile family accommodation, set within the heart of the ever-popular Cults suburb of Aberdeen, approximately four miles west of the city centre. The property retains much of its original character, complemented by modern enhancements. Many of the interior features, such as timber panel doors, fireplaces, and a staircase with timber balustrade, reflect the home's heritage, while modern double glazing and a gas-fired condensing boiler provide the comfort and efficiency expected of contemporary living. A distinctive feature of the property is the curved bay window positioned at the corner, which elegantly extends across both the lounge and the bedroom above. The bay creates a charming focal point in each room, offering the perfect spot for seating, display, or relaxation.



A welcoming entrance vestibule opens into a wide hallway that sets the tone for the rest of the home. The living room and dining room are both elegant and inviting with natural wood flooring and ornate fireplaces providing focal points. The living room benefits from a gas fire inset. The kitchen is fitted with a range of wall and base units and includes a stainless-steel sink and drainer, offering excellent storage and preparation space. A rear porch leads to the garden. A shower room with WC completes the ground floor accommodation.

The property features a mezzanine level, providing a convenient additional family bathroom. Positioned to maximize space and light, this level offers privacy and practicality, making it an ideal addition to the home's versatile layout. On the first floor, the master bedroom is a light and airy room with generous proportions and a range of fitted wardrobe space which will remain as part of the sale. The room is further enhanced by the graceful, curved bay window at the corner, flooding the space with natural light and offering charming open views. A second double bedroom overlooks the rear garden and is equally generously proportioned. Two further bedrooms provide flexible living options for families or those wishing to incorporate a home office.

The lower ground floor is an extensive and versatile basement area, divided into three rooms which could serve as a home workspace, guest suite, or informal family room, with direct access to the garden. A utility room With WC is also located here. The lower-level benefits from a flood prevention scheme, providing additional protection and peace of mind. This system helps safeguard the accommodation from potential water ingress, ensuring the space remains safe, functional, and secure.



The property displays all the hallmarks of late Victorian architecture with high ceilings, generous room proportions, and solid craftsmanship. The timber and glazed front door, traditional joinery, and feature fireplaces add depth and character throughout, while tasteful décor enhances the timeless appeal. The rear bay window, finished with timber boarding, provides additional light and a pleasant outlook over the garden.

Cults is one of Aberdeen’s most sought-after residential suburbs, offering the perfect blend of village charm and city convenience. This delightful granite-built period home combines timeless elegance with generous accommodation and a peaceful setting in one of Aberdeen’s most desirable suburbs. Its blend of character, practicality, and convenience makes it a truly special property a perfect home for those seeking period architecture, space, and charm within easy reach of the city.

ACCOMMODATION

Ground floor - Entrance vestibule, hallway, living room, dining room, kitchen and shower room with WC.

First floor – 4 bedrooms and bathroom with WC.

Lower ground floor – Sitting room, study and cloakroom with WC.

GARDEN

The property enjoys a peaceful and mature enclosed garden, offering a wonderful sense of privacy and calm. There are some delightful spots to sit and enjoy a morning coffee or simply take in the surroundings. The garden is attractively laid out with a mixture of lawn, paving, and pathways, complemented by well-stocked borders that provide colour and interest throughout the seasons. Boundaries are formed by traditional stone walls and timber fencing, enhancing secure and sheltered setting.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band G	E

DIRECTIONS

From Aberdeen city head west along Great Western Road which continues as North Deeside Road, heading into Cults. Westerton Road is on the left hand side and number one is located on the left as indicated by our for sale board.

POST CODE

AB15 9NR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/trout.tuned.leap>

VIEWINGS

Strictly by appointment with the Selling Agents.



ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

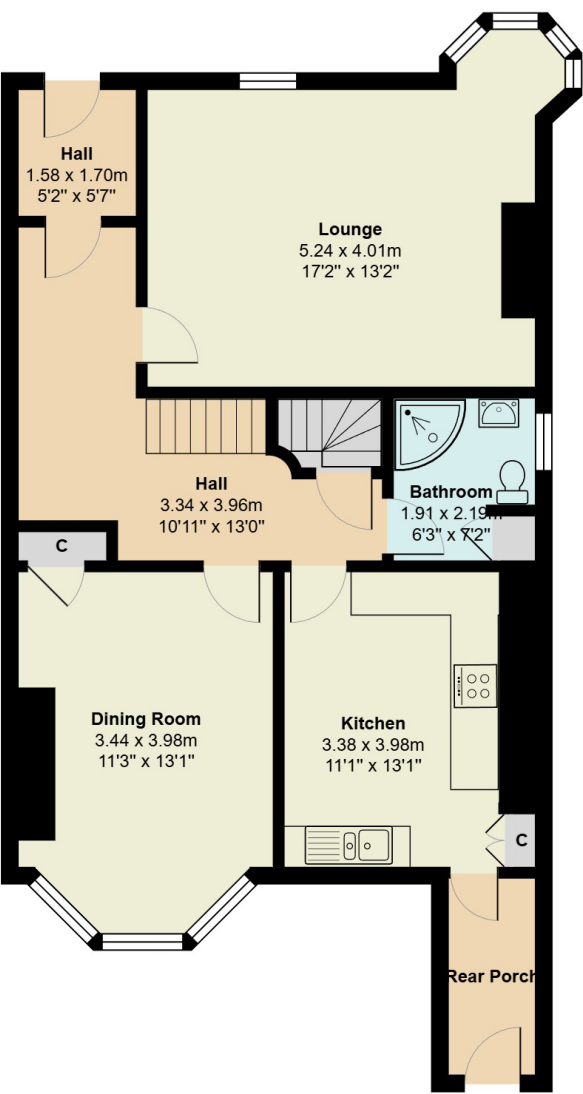
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

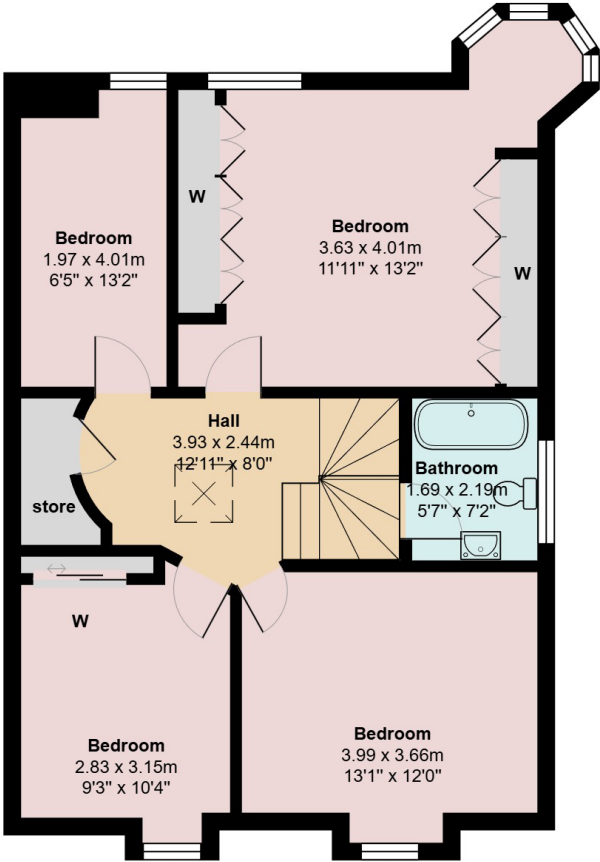
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2025



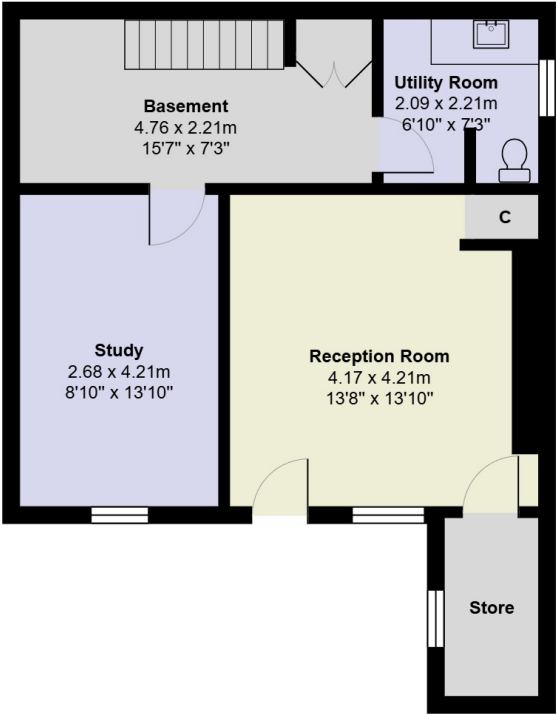
1 Westerton Road



Ground Floor



First Floor



Basement





Galbraith



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