



# **CUMBRAE**

CULTER HOUSE ROAD, PETERCULTER, ABERDEEN





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Detached three bedroom bungalow in generous garden grounds,  
requiring a degree of refurbishment

Peterculter 1.6 miles ■ Cults 4 miles ■ Aberdeen 10 miles

- 1 reception room. 3 bedrooms
- Rural location on the northern outskirts of Peterculter
- Detached bungalow with good accommodation
- Generously sized garden grounds
- Single detached garage
- Requiring a degree of renovation

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com





## SITUATION

Peterculter is the most westerly suburb of Aberdeen, just at the gateway to Royal Deeside, and provides a good range of amenities, including independent shops, coffee shops, small supermarkets and a Marks & Spencer/BP filling station. There is a sports centre and gym and the very popular Peterculter 18 hole golf course. A favourite amongst families is the Kippie Lodge Sports & Country Club and the tree lined old Deeside Railway line only a short walk away proving popular with walkers, cyclists and joggers alike. This walk takes you east to the city's Duthie Park and west to Royal Deeside. Peterculter is also well known for its schools, with primary catered for at the local Culter Primary School and secondary education at Cults Academy, in the neighbouring village. The International School of Aberdeen is located nearby at Pitfodels, only a 15-minute drive away. There is private schooling including Robert Gordon's School, St Margaret's, and Albyn School in the city centre.

The property is conveniently situated for the Aberdeen Western Peripheral Route, which has greatly improved travel both north and south of the city, with easier access to the airport and industrial hubs at Dyce, Bridge of Don and Westhill. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen.

## DESCRIPTION

Cumbræ is a detached bungalow in the desirable Peterculter area of Aberdeenshire. The property has a lovely rural countryside location yet close to the city and all its amenities. The property offers spacious and versatile family accommodation over one level. Whilst previous years have seen some modernisation internally, there would be a degree of upgrading and redecoration required, Cumbræ is certainly an attractive project to put your own stamp on. The entrance hallway has 2 large cupboards and gives access to all the accommodation. A large lounge is located to the front with a picture window overlooking the front garden. A dining kitchen to the rear has patio doors to the garden. A side porch offers utility space and a store to the rear. There are three good sized bedrooms, one of which has a fitted cupboard. Completing the accommodation is the central bathroom.



**ACCOMMODATION**

Ground Floor: Vestibule, hallway, lounge, dining kitchen with utility room off, three bedrooms and bathroom with WC and wash hand basin.

**GARDEN**

The property occupies a generously sized plot with garden ground to the front, side and rear, incorporating off- street parking on the driveway. Boundaries are formed with blockwork walls and wire fencing. There is a detached single garage of concrete construction.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic tank	Freehold	Oil    Fired Radiators	Band xx	x

**POST CODE**

AB14 ONS

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: squeaking.skid.record

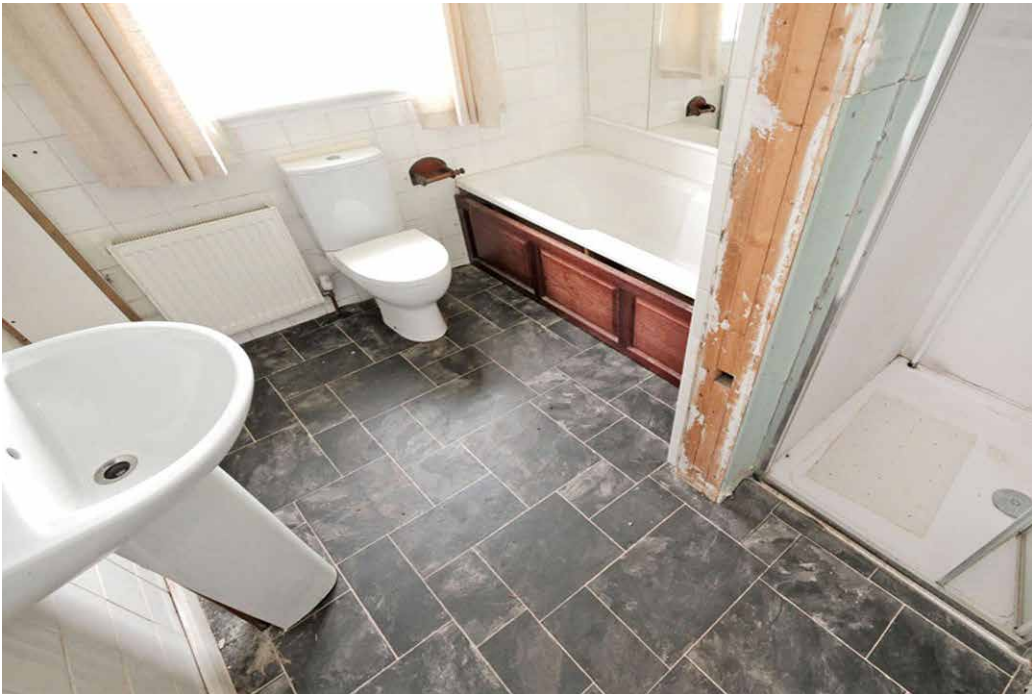
**VIEWINGS**

Strictly by appointment with the Selling Agents.

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

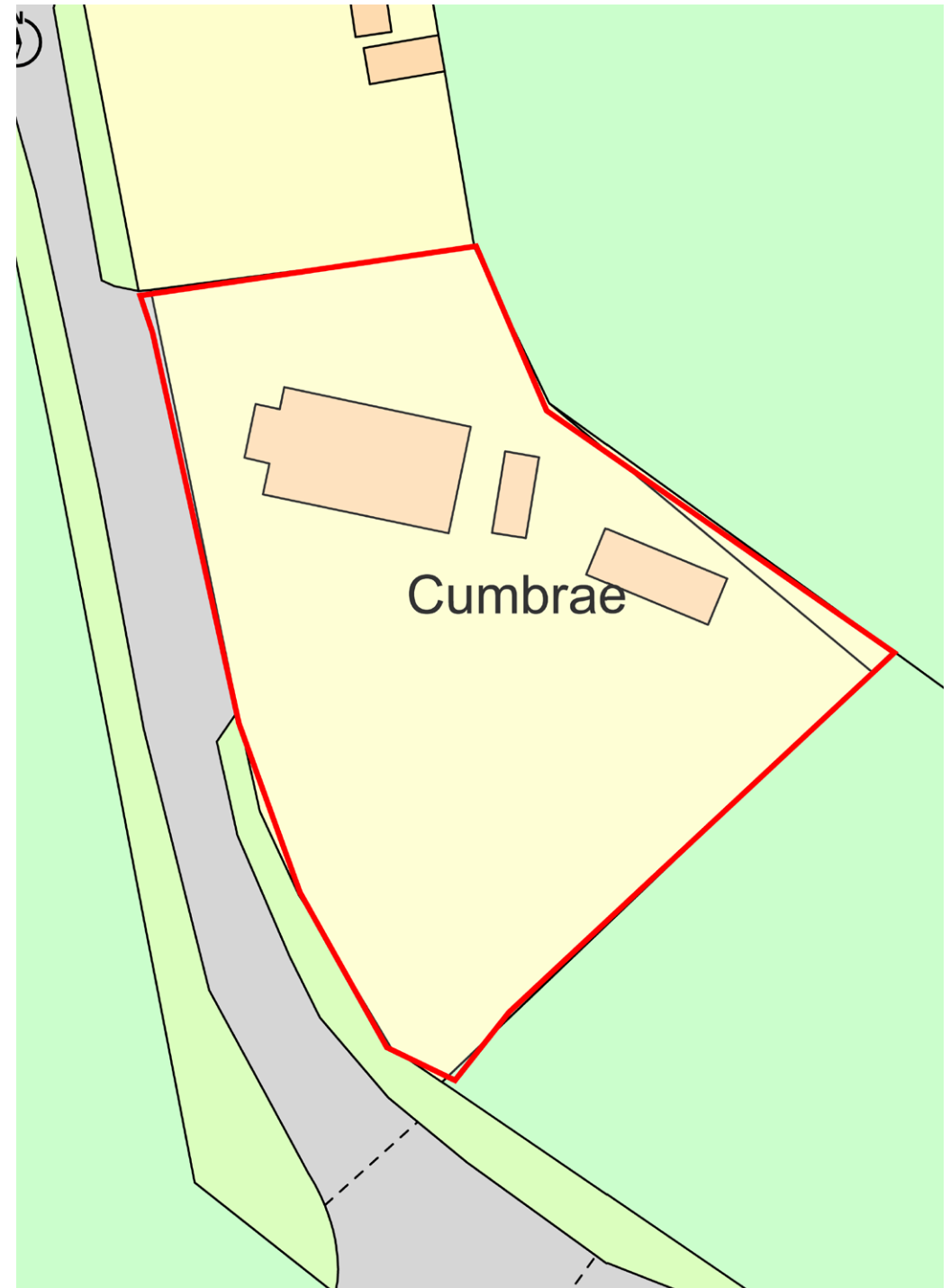
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to 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.



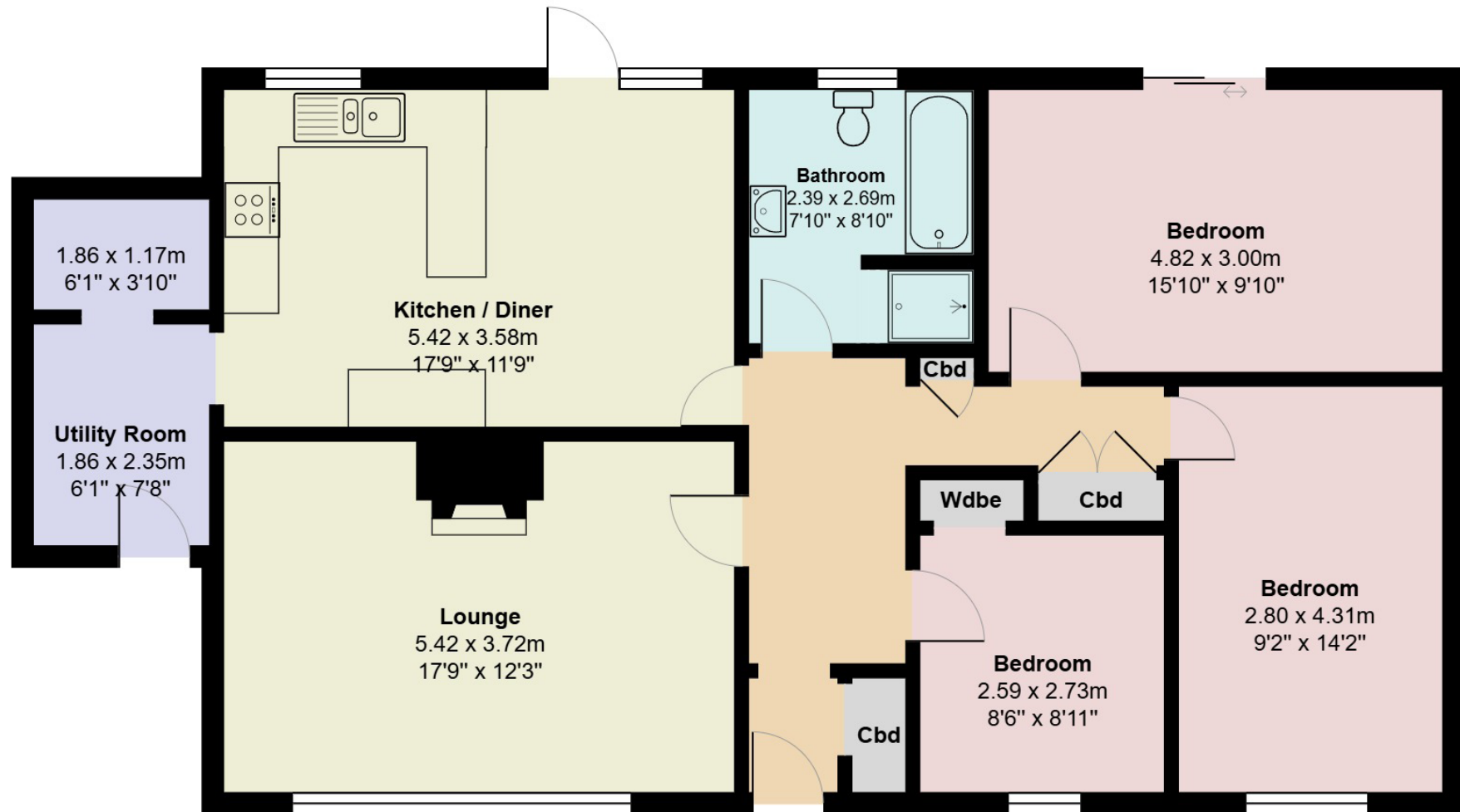
### IMPORTANT NOTES

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 April 2025





## Cumrae





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