

**24 ASHFIELD ROAD**  
CULTS, ABERDEEN







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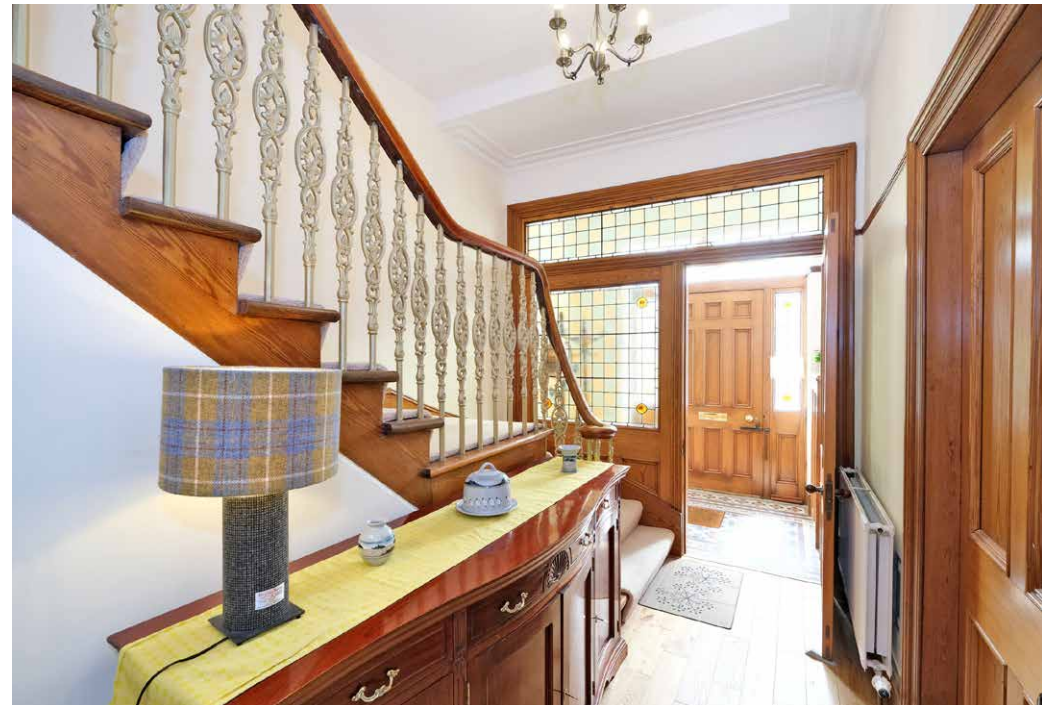
**Substantial family home in a desirable location. Versatile accommodation, large double garage with room above and charming landscaped gardens.**

Westhill 6 miles ■ Aberdeen city 5 miles ■ Aberdeen International Airport 6 miles

- 3 reception rooms. 5 bedrooms. 4 Bathrooms
- Spacious, light and beautifully presented
- Expansive garden grounds with driveway
- Double garage with annex room above
- Ideal for multi-generational living
- Highly convenient location with excellent amenities

# Galbraith

Aberdeen  
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### SITUATION

24 Ashfield Road is situated in Cults, one of Aberdeen's most exclusive and prestigious suburbs. Cults maintains a village-type status and enjoys the best of both country and urban living, with the community feel of a rural parish, yet enviable proximity to the west of the city. From the house it is a pleasant walk down the hill to the River Dee, and access to the Old Deeside iron horse trail that provides walking, running and cycle paths into Royal Deeside. There is excellent commuting to Aberdeen city centre and commercial hubs throughout the city, while the Aberdeen Western Peripheral Route provides an easy commute north and south of Aberdeen. Cults is served by a variety of small shops, a library, churches, modest sized hotels and eateries. It has a tennis and bowling club. There are excellent schools, with the property being in the catchment area for Cults Primary and Cults Academy and there is also easy access to private education. The property is situated a short drive from the Countesswells sports ground associated with Robert Gordon's College, which offers all levels of education from nursery to senior school, while The International School at Pitfodels is within reasonable walking distance from the property. On the doorstep, are the leisure amenities of Norwood House Hotel and the Marcliffe Hotel and Spa. Swimming pool and gym facilities are available at RGU Sport and David Lloyd on Garthdee Road. Major shopping facilities are a short drive from the house, and available at the Bridge of Dee and Westhill retail park.

### DESCRIPTION

Located on a quiet residential street in the heart of Cults this well presented period detached dwellinghouse with landscaped garden and double garage is offered for sale. Built in the 1908 the property has been sympathetically extended over the years to create an enviable level of family living accommodation, with only four owners during this time. Noteworthy features of this fine home include bay windows, high ceilings with cornicing, original feature fireplaces and large windows drawing in excellent natural light.

The property has undergone a programme of refurbishment to provide a large family home enjoying a clever mix of contemporary and period features. It is presented in immaculate condition throughout and with its versatile layout suiting any family's needs now and in the future. The superb extension to the rear further enhances the property's versatility making it suitable for multigenerational living or to be used as a working from home space.

The entrance vestibule has original tiled flooring and door with stain glass windows leading to the reception hall which has a striking sweeping staircase leading to the upper floor, with storage cupboard below fitted with shelving and light. High quality oak flooring has been laid to all public rooms on the ground floor creating great continuity. A guest WC with Victorian features can be found around the corner. The lovely south facing dining room with large bay window, is a striking public room with reclaimed fire surround framing the gas fire perfectly.

The heart of this home certainly is the expansive family room, with exposed stone surround with inset electric fire, built-in speaker system, two alcoves with recess lighting and glorious garden views. This room seamlessly connects the body of the home to the extension to the rear and is an incredibly versatile room, with ample space for both lounge furniture and separate area for dining. Leading off the family room is the kitchen, which is fitted with a range of quality wood base and wall units, with contrasting work surface and splash back tiling. The white goods are generously included as part of the sale. Secluded garden views can be enjoyed from every angle. The room is completed by a karndean tiled floor, which continues into the utility room.

A separate utility room provides ample room for laundry tasks and storage, with rear door giving access out into the garden. Continuing through the utility room leads to a shower room with shower enclosure, wc and hand basin, and beyond to a study and bedroom. The study has multiple windows overlooking the rear garden and double glazed doors. The bedroom is a superb size with large bay window giving peaceful garden views, with the room being large enough for multiple items of free sanding furniture. There is a second external door before entering the bedroom which leads out to the garden. The versatility of this area of the house knows no bounds and would suit a variety of different uses including extended family members visits or offering a space away from the main part of the house for a home business. With the correct planning in place, the space could be modified to create a self-contained one bedroom flat for multi-generation living.

Ascending the sweeping carpeted stair in the reception hall, gives access to the first floor landing where three double bedrooms, bathroom, shower room and the concealed staircase to the top floor can be found.





Bedroom one is located to the front of the property and is an instantly impressive room, with large bay window overlooking the street and beyond. An original marble fire place adds character and personality to the room and is complemented by neutral decor and cream carpet. A door leads onto the bathroom which has a second access from the first floor landing.

The bathroom is a superb size and is fitted with an enviable free standing bath, his and her sink with wood effect vanity units, walk-in shower enclosure and tiled floor.

To the rear, two double bedrooms are of good proportions with both bedrooms benefiting from tranquil garden views. Bedroom two is decorated in blue tones with a charming original fire place and cream carpet. Bedroom three is painted in calming pink/natural tones with cream carpet and is currently being used as a dressing room.

The first floor is completed by the shower room, which is fitted with large walk-in shower cubicle, vanity unit with inset sink, wc and glazed side facing window.

The concealed staircase leads to the top floor landing, a large double bedroom, shower room and store room. This space would make an excellent teenage hang out or master suite.

Bedroom four is an incredibly generous bedroom with dual aspect views giving hill top and garden aspects, which will change with every season. The room is large enough for multiple item of bedroom furniture along with a desk/seating as required. The shower room is fitted with a main shower cubicle, sink, wc and built-in storage which extends into the eaves. A velux window gives lovely countryside views. The store room houses the water tank and is used as a walk-in wardrobe and for additional storage.

ACCOMMODATION

Ground Floor : Vestibule, hallway, dining room, toilet, family room, kitchen, utility area, shower room, study, bedroom.  
First Floor : Master bedroom with en-suite bathroom, two further bedrooms, shower room.  
Second floor : Bedroom, shower room, box room

GARDEN

Outside there are gardens to the front and rear of the house as well as a double garage. The garden at the front of the property has be laid mostly with lock-block to create a large wrap around driveway. A low granite wall creates a boundary from the street, with flower bed located behind. There is an additional flower bed to the left of the property and secure gates to the rear garden. To the rear of the house there is a pleasant paved patio which is an ideal spot for outdoor entertaining. The fully enclosed rear garden is laid mainly to grass and boasts a secluded feel from neighbouring properties. There is a striking water feature, with rockery, pond and established flower beds. To the rear of the garden is a summer house, which benefits from the sun all year round, and stairs to a gate leading onto North Deeside Road. There are flood lights installed throughout the garden and stone wall to three sides.

A detached double garage is located to the left of the property and features an electric up and over door. There is a side door which gives access from the rear garden. There is a built-in cupboard with light and a handy wc. A centrally located staircase leads to the home office annexe which is fitted with light, power, multiple windows and wired ethernet connection, making it an excellent space for home working or for running a business from home without compromising space within the property. The property benefits further from the installation of 4 kV solar panel system which helps reduce utility bills and a smart alarm system which can be controlled by an app.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

DIRECTIONS

Ashfield Road is best reached by leaving Aberdeen along the North Deeside Road and just before entering the village of Cults turn left on to Westerton Road, then first right on to Ashfield Road. The property is indicated by our for sale sign, on the right.

POST CODE

AB15 9NQ

WHAT3WORDS

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

VIEWINGS

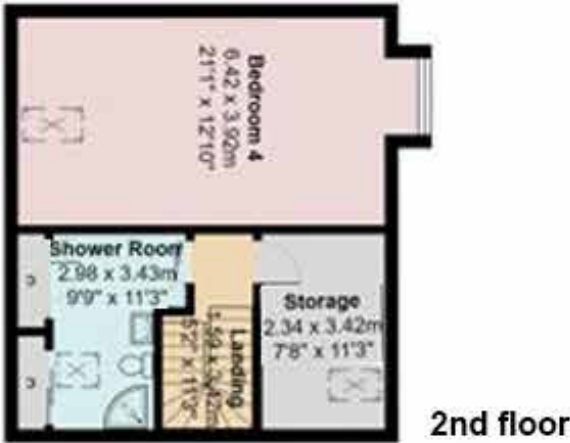
Strictly by appointment with the Selling Agents.

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.



