



19 ABBOTSHALL ROAD
CULTS, ABERDEEN



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Spacious three bedroom semi-detached family home in a sought after area of Cults

City centre 3 miles ■ Westhill 4 miles ■ Aberdeen Airport 9 miles

- 2 reception rooms. 3 bedrooms
- Great family home spanning two levels
- Double garage
- Good range of local amenities
- Desirable location
- Gas central heating and double glazing



Galbraith

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SITUATION

Located directly in the centre of the sought after suburb of Cults to the west of Aberdeen, A variety of independent and national shops, cafes, 'Sainsbury's local' store, Costa coffee shop and the ever popular Cults Hotel are close at hand. There is a frequent bus service to and from Aberdeen (from every 15 minutes) and also Royal Deeside. Cults Primary and Academy as well as The International School are all less than 1 mile away. In addition, and very close by, is the tree lined old Deeside Railway line, proving popular with walkers, cyclists and joggers alike. Aberdeen city centre, with its wide range of shops, restaurants and bars are just 3 miles from Cults and provides all the leisure, recreational and entertainment facilities expected. It also provides good transport links, with a mainline railway station and Aberdeen International is a 15 minute drive. The AWPR route is only a short drive away at Milltimber, allowing very easy access to both the North & South of Aberdeen.

DESCRIPTION

Situated in the sought after suburb of Cults, we offer for sale this deceptively spacious three bedroom/two public room semi-detached family home. Generously proportioned throughout the property enjoys a superb corner position with open and bright views. The property is further enhanced by attractive garden grounds including a sun trap patio and greenhouse which will remain as part of the sale. Abbotshall Road is ideally positioned within easy walking distance of the local amenities and both Cults Primary and Academy schools.



Entered via a white UPVC door the welcoming hallway features fresh neutral décor complimented by quality flooring. A full length glazed window allows ample natural light in. The lounge boasts a large bay window overlooking the front of the property, a particular focal point is the slate fire surround with tiled hearth housing an electric fireplace. Accessed via a doorway from the lounge, the dining room offers ample space for a range of furniture and sliding patio doors lead to a lovely rear garden patio. The well-appointed kitchen is fitted with a wide range of wall and base units, ample work surface and finished with ceiling spotlights. From the kitchen, a useful utility room has additional wall and base mounted units and the external door gives access to the garden. A modern shower room completes the accommodation.

A carpeted staircase leads to the upper landing and remaining accommodation and a window on the mid stairwell allows a good deal of natural light into the area. The generous main bedroom enjoys lovely open views. This room offers ample fitted wardrobe facilities. The second double bedroom has an open aspect view to the rear garden and has been well presented. A third single bedroom has versatile usage and is equally well presented. The contemporary family bathroom has a wet room style shower which is fully tiled with aqua panelling to one side.

ACCOMMODATION

Ground floor - Entrance hall, lounge, dining room, kitchen, utility and shower room with WC

First floor - 3 Bedrooms and shower room with WC.

GARDEN

Boasting a position this property has established gardens to the front, side and rear. The front garden has a lawn with borders stocked with an abundance of established shrubs and mature planting. A retaining stone wall stretches round to the rear of the property with substantial mature planting. The rear garden has also been laid with lawn and a substantial paved patio with steps to the lawn provides the perfect place to sit and relax. The greenhouse will remain as part of the sale.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
19 Abbotshall Road	Mains	Mains	Mains	Freehold	Gas	Band F	E

DIRECTIONS

From Aberdeen and before the main street in Cults, take a right onto Abbotshall road, continue up the road, with the property just on the left hand side past the turn off for Abbotshall Gardens.

POST CODE

AB15 9JX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: broken.spike.loads

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



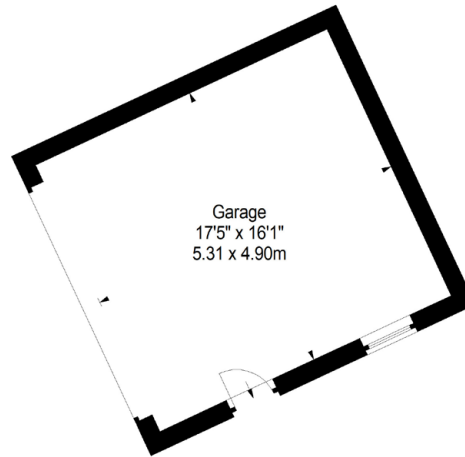
Abbotshall Road,
Cults,
Aberdeen, AB15 9JX



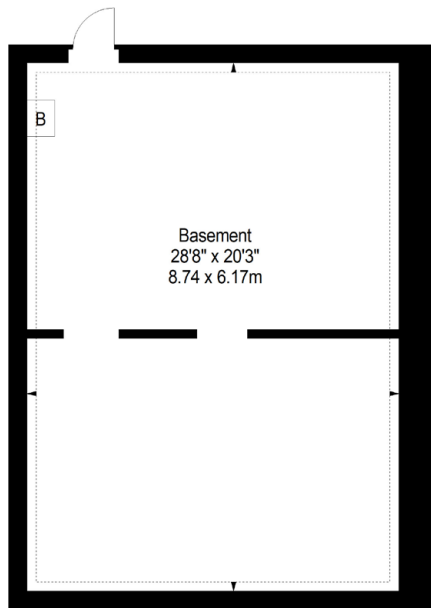
Approx. Gross Internal Area
1249 Sq Ft - 116.03 Sq M
Garage

Approx. Gross Internal Area
292 Sq Ft - 27.13 Sq M
Basement

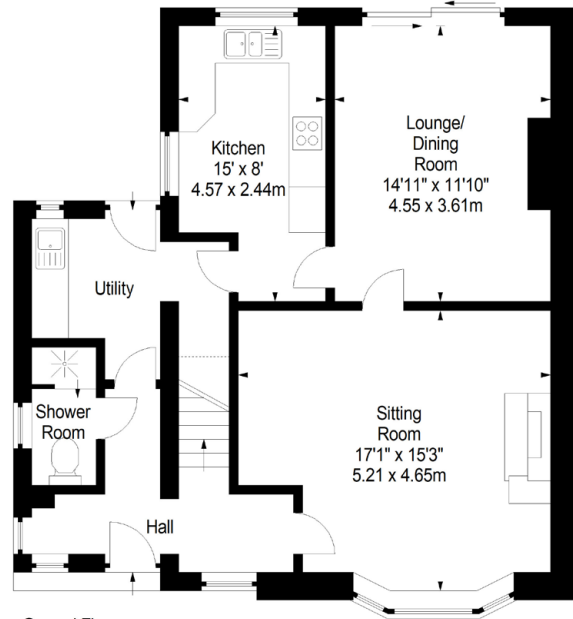
Approx. Gross Internal Area
584 Sq Ft - 54.25 Sq M
For identification only. Not to scale.
© SquareFoot 2023



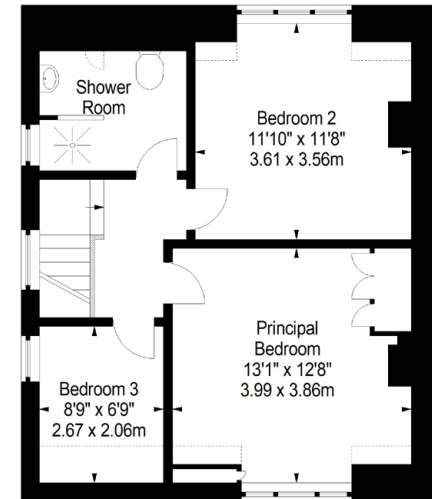
Ground Floor



Basement



Ground Floor



First Floor

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 August 2023





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