



19 Kirk Terrace, Cults, Aberdeen,
AB15 9RB

Fixed Price £158,000
£12,000 BELOW HOME REPORT VALUE
(AS AT 09/08/2023)

peterkins



19 Kirk Terrace, Cults,
Aberdeen, AB15 9RB

Fixed Price £158,000

- Spacious Mid Terraced Dwellinghouse
- Open Plan Living/Dining Room with Dual Aspect
- Fully Fitted Kitchen
- Two Double Bedrooms
- Bathroom with an Over Bath Electric Shower
- Gas Central Heating
- Double Glazing
- Gardens to the Front & Rear of the House
- Driveway Providing Good Off-Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 45581/1

EPC: C

69m²

**** £12,000 BELOW HOME REPORT VALUE AS AT 09/08/2023 ****

Description:

We offer for sale this **spacious two bedroom mid-terraced dwellinghouse** located in the ever popular area of Cults. The accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; living/dining room with a dual aspect; fully fitted kitchen with access out to the rear garden. Upper Floor: Two double bedrooms; bathroom with an over bath electric shower. Outside there are gardens to the front and rear of the property together with a driveway providing good off-street parking for one car. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, free standing bedroom wardrobes; light fittings, blinds and curtains will be included in the sale.

Location:

Kirk Terrace lies within a well-established residential area in the ever-popular suburb of Cults which is situated to the west of Aberdeen City Centre. There is a good range of local amenities on offer including a regular bus service, nursery, community centre, primary school and the reputable Cults Academy is within walking distance. Cults offers a wide variety of shopping facilities. There are also many delightful country walks nearby as well as Cults Tennis Club, which is also situated close by and Deeside Golf Club. In addition, the house has easy access to the AWPR.

Directions:

Leave the City Centre and travel along North Deeside Road, continue past the Cults Hotel and take the next right at the traffic lights into Kirk Brae. Continue along and take the fifth road on the left into Kirk Terrace. Number 19 is situated on the left-hand side of the road as indicated by our 'For Sale' sign.

The accommodation comprises of:-

Entrance hallway:

A uPVC part glazed exterior door gives access to the entrance hallway; carpeted staircase leading to the upper floor; built-in under stair storage cupboard housing the electric meter and fuses; window to the front of the property fitted with a 'Venetian' blind; smoke detector; pendant light fitting; laminate flooring; glazed panelled door leads to the living/dining room.

Living/Dining Room: 18'2 x 13'6 (5.54m x 4.12m) approx. at widest points.

Well proportioned living/dining room with double windows to the front and rear of the house fitted with 'Venetian' blinds; telephone point; radiator; smoke detector; ceiling cornice; two pendant light fittings; laminate flooring; glazed panelled door leads to the kitchen.

Kitchen: 11'11 x 8'0 (3.64m x 2.44m) approx.

The kitchen is fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and splashbacks; under unit and plinth lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob; built-in double oven; stainless steel chimney style extractor hood; integrated fridge/freezer and dishwasher; free standing washing



Upper Hallway:

Carpeted staircase with handrail leads to the upper hallway; hatch to loft; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 14'9 x 9'3 (4.50m x 2.82m) approx.

Generous double bedroom with a triple formation window to the front of the property; built-in cupboard housing the central heating boiler; built-in shelved storage cupboard; free standing wardrobes; radiator; ceiling light fitting; fitted carpet.

Bedroom 2: 13'2 x 8'8 (4.02m x 2.65m) approx.

Bright and airy double bedroom with a double window to the rear of the house fitted with a vertical blind; free standing wardrobe; radiator; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a three-piece white suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an electric over bath shower; frosted window to the rear of the property; pendant light fitting; polished floor tiles.

Loft:

The loft is accessed from the upper hallway.

Outside/Parking:

There are gardens to the front and rear of the house. The front garden has shrub borders and a paved pathway leading to the front door. The gas meter is also located at the front of the house and there is a driveway providing good off-street parking for one car. The rear garden is laid mostly to grass with a drying area, shrub borders, garden shed and an outside tap.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com