



12 Woodlands Terrace, Cults,  
Aberdeen, AB15 9DG

Offers Over £330,000

**peterkins**



## 12 Woodlands Terrace, Cults, Aberdeen, AB15 9DG

Offers Over £330,000

- Mid-Terraced Townhouse
- Lounge with Feature Fireplace & Box Bay Window
- Kitchen & Dining/Family Room
- Utility Room
- Two Cloakrooms
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Driveway & Single Garage

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EPC: C

### Description:

We are delighted to offer for sale this executive **mid terraced three storey townhouse**, built by CALA Homes within the popular Cults area of the city. The property is set within an exclusive development with stunning views over Lower Deeside and within close proximity of The International School and Cults Primary/Secondary Schools. The spacious accommodation spans over three floors and comprises of: Entrance vestibule; cloakroom; hallway with access to the integral garage and a staircase leading to the first floor; sitting room/bedroom 2; utility Room. First Floor: Lounge with feature fireplace; kitchen and dining/family room; cloakroom. Second Floor: Master bedroom with “French” doors leading out to a south facing balcony and en-suite shower room; two further bedrooms; family bathroom with an over bath shower. Outside there is an enclosed rear garden and a driveway to the front of the house which leads up to the integral single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, white goods, blinds and thermal/blackout curtains will be included in the sale.

### Location:

Cults is one of Aberdeen's most exclusive and prestigious suburbs lying to the west of the city at the gateway to Royal Deeside. Easy commuting to the City Centre and suburbs is easily accessible and for those wishing public transport to the City Centre, the North Deeside Road provides a direct route. A host of amenities is available in the area particularly for the sporting enthusiast, namely golfing, fishing, walking etc and further into the Grampian hills walking and skiing. Cults has a choice of specialist and convenience shops, a post office, bank, health centre, community and leisure facilities and a wealth of picturesque woodland and riverside walks.

### Directions:

Leaving the City Centre, travel west along Great Western Road and after the set of traffic lights on Anderson Drive take the third right onto Craigton Road. Follow the road for some distance then turn left onto Woodlands Avenue. Woodlands Terrace is the first road on the right and number 12 is indicated by our “For Sale” sign.

### The accommodation comprises of:-

#### Entrance Vestibule:

A part glazed exterior door gives access to the entrance vestibule; telephone point; ceiling cornice; three branch ceiling light fitting; “Amitco” flooring; doors leading to the cloakroom and hallway.

#### Ground Floor Cloakroom:

Fitted with a white two-piece cloakroom suite; splashback tiling behind the wash hand basin; wall mounted mirror; radiator; extractor fan; two branch ceiling light fitting; “Amtico” flooring.

#### Hallway:

The welcoming hallway has a carpeted staircase with balustrade and handrail leads to the first floor; large under stair storage cupboard housing the electric meter; radiator; smoke detector; ceiling cornice; five branch ceiling light fitting; “Amtico” flooring; doors leading to the utility room; bedroom 2/sitting room and the integral garage.



#### Utility Room: 10'4 x 7'1 (3.16m x 2.15m) approx.

The functional utility room is fitted with cream base and wall mounted cabinets with co-ordinated work surfaces and mosaic splashback tiling; stainless steel sink and drainer with a mixer tap; washing machine; space for a tumble dryer; central heating boiler; built-in airing cupboard housing the hot water tank; traditional clothes pulley; radiator; extractor fan; pendant light fitting; "Amtico" flooring; a part glazed door leads out to the rear garden.

#### Bedroom 2/Sitting Room: 15'4 x 8'11 (4.68m x 2.71m) approx.

This versatile room has "French" doors leading out to the rear garden and could be used as a bedroom or sitting room; television point; telephone point; two radiators; ceiling cornice; spotlight fitting; "Amtico" flooring.

#### First Floor Landing:

The first floor landing gives access to the lounge, dining kitchen/family room and cloakroom; wall mounted central heating thermostat; smoke detector; ceiling cornice; five branch ceiling light fitting; fitted carpet; a carpeted staircase with balustrade and handrail leads to the second floor.

#### Lounge: 16'8 x 14'10 (5.09m x 4.52m) approx.

The generously proportioned lounge has a fabulous box bay window with floor to ceiling windows fitted with inset blinds providing lovely views over Lower Deeside; feature granite fireplace complete with lighting and an "Opti-Myst" electric fire; television point; telephone point; two radiators; smoke detector; ceiling cornice; two pendant light fittings; fitted carpet.

#### Kitchen & Dining/Family Room: 18'0 x 16'9 (5.49m x 5.10m) approx.

Superb kitchen fitted with a comprehensive range of cream base and wall mounted cabinets linked by co-ordinated work surfaces and splashbacks; under cabinet lighting; two wine racks; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; built-in double oven; stainless steel chimney style extractor hood; integrated fridge, freezer and dishwasher; bar spotlight fitting; "Amtico" flooring. The dining/family area has two double windows overlooking the rear garden; a large display/storage cabinet; two radiators; heat detector; two spotlight fittings; "Amtico" flooring.

#### First Floor Cloakroom:

Further cloakroom fitted with a white two-piece cloakroom suite; splashback tiling behind the wash hand basin; wall mounted mirror; radiator; extractor fan; two branch ceiling light fitting; "Amtico" flooring.

#### Second Floor Landing:

The second floor landing gives access to the remaining accommodation; built-in storage cupboard with shelf and hanging rail; access to the partly floored and insulated loft via a "Ramsay" ladder; smoke detector; ceiling cornice; five branch ceiling light fitting; fitted carpet.

#### Master Bedroom: 14'7 x 11'8 (4.45m x 3.56m) approx.

Exceptionally spacious master bedroom with "French" doors fitted with inset blinds which leads out to a south facing balcony with stunning views over Lower Deeside; built-in triple formation wardrobes providing excellent hanging and storage facilities; wall mounted mirror; two television points; two radiators; ceiling cornice; two pendant light fittings; fitted carpet; door leading to the en-suite.

#### En-Suite Shower Room:

The en-suite shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units and a large shower cubicle complete with a mixer shower; ceramic wall tiles around suite; shaver point; wall mounted mirror; radiator; bar spotlight fitting; "Amtico" flooring.

#### Bedroom 3: 11'8 x 8'4 (3.56m x 2.54m) approx. at widest points.

Spacious third double bedroom with a rear garden aspect; twin window fitted with a "Roman" blind; built-in wardrobe with sliding doors; television point; telephone point; radiator; pendant light fitting; fitted carpet.

#### Bedroom 4/Study: 7'10 x 7'8 (2.39m x 2.34m) approx.

The fourth bedroom/study has a twin window to the rear of the house fitted with a "Roman" blind; built-in wardrobe with sliding doors; television point; telephone point; radiator; pendant light fitting; fitted carpet.

#### Family Bathroom:

Attractive family bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units and a bath complete with a mixer shower and glass shower screen; ceramic wall tiles around suite; shaver point; wall mounted mirror; radiator; bar spotlight fitting; "Amtico" flooring.







#### Outside:

The fully enclosed rear garden is laid to low maintenance with paving slabs and has a patio area, ideal for outdoor entertaining. In addition, there is an outdoor water tap. **Note:** The majority of the potted plants will remain.

To the front of the property has a paved pathway which leads up to the front door. There is also a side border filled with mature shrubs and a bin store. **Note:** The gas meter is located at the front of the house.

#### Parking:

There is a lock block driveway to the front of the property providing good off street parking and leads up to the integral garage.

#### Garage:

The integral garage has an up and over door with power/light installed and a water tap. An internal door gives access to the hallway.



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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.

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