



10 Craighbank Drive, Cults,
Aberdeen, AB15 9EG

Fixed Price £290,000

peterkins



10 Craigbank Drive,
Cults,
Aberdeen,
AB15 9EG

Fixed Price £290,000

- Spacious End-Terraced Dwellinghouse
- Living Room & Kitchen on Semi-Open Plan
- Cloakroom
- Two Double Bedrooms
- One Single Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Intruder Alarm
- Enclosed Rear Garden
- Two Allocated Parking Spaces

Viewing contact Peterkins
(01224) 428100

Ref: 47902/1

EPC: B Tax: E

Floor Area: 95m²

Tenure: Ownership

Description:

We are pleased to offer for sale this spacious **three-bedroom end-terraced dwellinghouse** situated within the sought-after area of Cults. Built by Cala Homes in 2019, the property occupies two levels of accommodation comprising of: Entrance hallway with utility cupboard; cloakroom; generously proportioned living room and kitchen on semi-open plan. Upper Floor: Two double bedrooms; one single bedroom; modern bathroom with an over bath shower; loft access. Outside there is an enclosed rear garden and two allocated parking spaces. The property benefits from a gas central heating system, double glazing and an intruder alarm. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Cults is one of Aberdeen's finest residential suburbs lying to the west of the city on route to Royal Deeside. There are a wide range of shops within Cults and nearby Peterculter. The area is served by Cults nursery, primary and secondary schools. The vast range of sporting and other leisure activities of Royal Deeside are within easy reach as is Aberdeen with all amenities you would expect to find in a thriving city. Access to the AWPR is also very close by.

Directions:

From the West End of Union Street, turn onto Holburn Street and at the traffic lights turn right onto Great Western Road. Proceed to the Anderson Drive traffic lights and continue straight ahead, then take the third road on the right onto Craigton Road. Follow the road for some distance until it joins Craigbank Drive. Number 10 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

Entrance Hallway:

A part glazed composite exterior door gives access to the entrance hallway; built-in utility cupboard housing the washing machine; radiator; smoke detector; pendant light fitting; fitted carpet; hard wearing ribbed carpet at entrance.

Cloakroom:

Fitted with a white two-piece cloakroom suite with splashback tiling behind the sink; wall mounted medicine cabinet; frosted window to the front of the house; radiator; extractor fan; pendant light fitting; "Amtico" flooring.

Living Room: 17'5 x 16'0 (5.32m x 4.88m) approx.

Generously proportioned living room with a rear garden aspect; a carpeted staircase with handrail leads to the upper floor; built-in under storage cupboard housing the electric meter and consumer unit; wall mounted central heating controls; window to the rear of the property fitted with vertical blinds; two radiators; smoke detector; four pendant light fittings; fitted carpet; "French" doors with two slim windows to either side leads out to the rear garden.

Kitchen: 11'3 x 8'5 (3.44 x 2.57m) approx.

The kitchen is on semi-open plan to the living room and is fitted with an excellent range of grey and dark grey wood effect base and wall mounted cabinets linked by co-ordinated work surfaces, matching upstands and splashbacks; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; induction hob with a telescopic extractor above; integrated fridge/freezer and dishwasher; wall cabinet housing the central heating boiler; display shelves; window to the front of the property fitted with vertical blinds; radiator; "Vent-Axia" continuous ventilation fan; heat and CO detectors; downlighters; "Amtico" flooring.



Upper Floor:

Balustrade; built-in storage cupboard; hatch to loft; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 15'1 x 8'7 (4.59m x 2.62m) approx.

Well-appointed double bedroom with two windows to the front of the house fitted with roller blinds; two built-in wardrobes with bi-folding doors providing excellent hanging and storage facilities; wall mounted central heating controls and CO monitor; two radiators; pendant light fitting; fitted carpet.

Bedroom 2: 11'7 x 9'0 (3.52m x 2.74m) approx.

Good sized second double bedroom with a triple formation window overlooking the rear garden fitted with vertical blinds; built-in wardrobe with bi-folding doors again providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 8'1 x 7'8 (2.46m x 2.33m) approx.

The third single bedroom is positioned to the rear of the house; window fitted with vertical blinds; radiator; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with a mixer shower, rainfall shower fitting and glass shower screen; shaver point; wall mounted mirror; frosted window to the side of the building; chrome ladder style radiator; "Vent-Axia" continuous ventilation fan; downlighters; "Amtico" flooring.

Outside:

The front and side gardens are mainly laid to grass with a paved pathway leading up to the front door. The south facing rear garden is fully enclosed and also mainly laid to grass with a paved patio and pathway leading down to the rear garden gate. **Note:** The storage bunker will remain.

Parking:

There are two allocated parking spaces to the rear of the property.

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