



11 Wellwood Terrace, Cults,
Aberdeen, AB15 9JA

Offers Over £365,000

peterkins



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- Detached Dwellinghouse
- Occupying an Elevated Corner Site
- Lounge with an Open Fire
- Dining Room
- Breakfast Kitchen
- Four Bedrooms
- Shower Room
- Family Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Landscaped Gardens
- Driveway & Garage

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Description:

We have the pleasure in offering for sale this **four-bedroom detached dwellinghouse** situated in a quiet cul-de-sac within the desirable Cults area of the city. Occupying an elevated corner site the property boasts generous accommodation with lovely views over the Dee Valley from the upper bedrooms. The modern layout spans over two floors and comprises of: Entrance vestibule; dining room on spilt level with the lounge and on open plan to the breakfast kitchen with a staircase leading to the upper floor; double bedroom; single bedroom; shower room. Upper Floor: Two further double bedrooms; family bathroom with an over bath shower; loft access. Outside there are beautiful, landscaped garden grounds together with a driveway which leads up to the single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

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. There are 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 of the property. Cults offers a wide variety of shopping facilities and there are many delightful country walks nearby as well as Cults Tennis Club, which is also situated close by and Deeside Golf Club. In addition, the property has easy access to the AWPR.

Directions:

Travel west along Great Western Road and onto the North Deeside Road. On entering Cults turn right onto Abbotshall Road then second right onto Wellwood Terrace. Number 11 is situated at the end of the road on the left-hand side as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

A uPVC exterior door gives access to the entrance vestibule; full length window to the front of the house; coat hooks; spotlight fitting; matwell; tiled floor; a glass panelled door leads into the dining room.

Dining Room: 19'8 x 12'11 (5.99m x 3.93m) approx.

This versatile room is currently being utilised as a dining room and is on spilt level with the lounge and on open plan to the breakfast kitchen; staircase with metal balustrade and wooden handrail leads to the upper floor; built-in cupboard housing the electric meter and consumer unit; window to the front of the property fitted with a roller blind; feature built-in cabinet with shelves and low level storage; recess fitted with glass shelves; two ceiling light fittings; laminate flooring.



Lounge: 19'7 x 13'9 (5.98m x 4.19m) approx.

Fabulous lounge with full length windows to the front of the house and further windows to the side and rear which allows an abundance of natural light flow into the room; feature granite fireplace complete with an open fire; two radiators; ceiling cornice; smoke and CO detectors; two ceiling light fittings; laminate flooring.

Breakfast Kitchen: 14'6 x 13'5 (4.43m x 4.08m) approx.

Superb breakfast kitchen fitted with a comprehensive range of white high gloss base and wall mounted cabinets; quartz work surfaces and upstands; under cabinet lighting; coffee station with wooden display shelves above; breakfast bar; two inset stainless steel sinks with a mixer tap; built-in oven and combination microwave; integrated dishwasher and washing machine; "American" style large fridge/freezer; island with additional base units and a five ring gas hob with a stainless steel chimney style extractor hood above; wall cabinet housing the central heating boiler; triple formation window fitted with a "Roman" blind overlooks the rear garden; wall mounted central heating controls; heat and CO detectors; downlighters; laminate flooring; a frosted glass door leads out to the rear garden and further "French" doors give access to the patio area.

Inner Hallway:

The inner hallway gives access to the lower floor bedrooms and shower room; smoke detector; ceiling light fitting; laminate flooring.

Master Bedroom: 13'3 x 9'8 (4.03m x 2.94m) approx.

Spacious master bedroom with a light and airy feel; built-in wardrobes providing excellent hanging and storage space; triple formation window to the front of the house fitted with "Roman" blinds; wall light; radiator; pendant light fitting; laminate flooring.

Bedroom 4: 12'5 x 12'6 (3.78m x 3.81m) approx.

The fourth bedroom has a pleasant rear garden aspect; window fitted with a "Roman" blind; built-in wardrobe with bi-folding doors; radiator; ceiling light fitting; laminate flooring.

Shower Room:

Fully tiled shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern and bidet spray, wash hand basin set into a vanity unit and corner shower enclosure complete with an electric shower; wall mounted mirror; chrome ladder style radiator; frosted window to the rear of the property fitted with a "Venetian" blind; halogen spotlight fitting; tiled floor.

Upper Hallway:

The upper hallway gives access to the remaining accommodation; smoke detector; ceiling light fitting; laminate flooring.

Bedroom 2: 12'10 x 11'0 (3.92m x 3.36m) approx. at widest points.

Spacious second double bedroom with two "Velux" windows fitted with inset blinds; built-in wardrobe with shelf and hanging rail; built-in shelved storage cupboard; built-in chest of drawers; display shelf; coat hooks; radiator; hatch to the loft; ceiling cornice; spotlight and pendant light fittings; laminate flooring.

Bedroom 3: 11'1 x 9'5 (3.38m x 2.86) approx.

Good sized third double bedroom with two "Velux" windows fitted with inset blinds; built-in wardrobe with shelf and hanging rail; two built-in chest of drawers; radiator; ceiling cornice; spotlight fitting; laminate flooring.

Family Bathroom:

The family bathroom is fitted with a white three-piece suite comprises of: W.C., wash hand basin with pedestal and bath complete with an over bath mixer shower and glass shower screen; wall tiles and aqua panels; "Velux" window fitted with an inset blind; chrome ladder style radiator; spotlight fitting; tiled floor.







Outside:

There are beautiful gardens to the front and rear of the house.

The elevated front garden is mainly laid to grass with well-established conifer trees/shrubs and steps leading up to the front door.

The private, well screened rear garden is on several levels and is mainly laid to grass with mature borders, plants and trees, including a large monkey puzzle tree. In addition, there are paved patio areas, ideal for outdoor entertaining together with an outdoor water tap and timber garden shed.

Parking:

There is a driveway to the side of the house which provides great off-street parking for two cars and leads up to the single garage.

Garage:

The detached single garage has an up and over door with power and light installed.

Other Information:

Ref: 3922/3

EPC: D

Council Tax: F

Tenure: Ownership



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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.

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