



7 Kirk Brae, Cults,
Aberdeen, AB15 9QP

Offers Over £145,000

peterkins



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- Self-Contained Ground Floor Flat
- Open Plan Living Room & Kitchen
- Two Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well Maintained Gardens to the Front & Rear
- Off Street Parking Space

Viewing: By appointment,
tel. 07490 645 872.

Alternatively contact
Peterkins (01224) 428100

Ref: 48204/1

EPC: C

Council Tax: C

Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the stylish interior of this **two bedroom, self-contained, ground floor flat** which forms part of a granite building within the highly desirable Cults area of the city. The property is presented in immaculate condition with light décor complimented by quality flooring and blinds. The accommodation comprises of: Entrance vestibule; open plan living room and kitchen; inner hallway; master bedroom with built in mirror wardrobe; second double bedroom with patio door leading to rear garden; family bathroom. Outside there are well maintained garden to the front and rear together with an off street parking space. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Kirk Brae 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 property 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 up the hill and number 7 is situated on the left-hand side of the road as indicated by our 'For Sale' sign.

The accommodation comprises of:-

Entrance Vestibule:

A partially glazed exterior door with panel above gives access to the entrance vestibule; high level electric meter; coat hooks; spotlight fitting; radiator treated wood flooring; door leading to the open plan living room/kitchen.

Living Room/Kitchen: 20'6 x 11'11 (6.24m x 3.63m) approx.

The generously proportioned living area has a window to the front of the property fitted with a roller blind; two built in recessed shelves with cupboards below; radiator; smoke detector; light fitting; wood treated flooring; door leading to the inner hallway. **Note:** The wall mounted television will not be included in the sale.

The well equipped kitchen is fitted with an excellent range of white gloss base and wall mounted cabinets; wood treated work surfaces; feature wall tiles behind hob and sink; stainless steel sink and drainer with a mixer tap; 4 ring gas hob; stainless steel chimney style extractor hood; electric oven; integrated fridge/freezer; integrated washer/dryer; integrated dishwasher; integrated microwave; heat detector; spotlight fitting; wood treated flooring.

Inner Hallway:

The inner hallway gives access to the remaining accommodation; smoke detector; telephone point; pendant light fitting; laminate flooring.



Bedroom 1: 12'1 x 9'0 (3.68m x 2.74m) approx.

Bright and airy double bedroom with a rear garden aspect; two windows fitted with "Venetian" blinds; built-in mirror wardrobe with excellent hanging rail and shelf; radiator; pendant light fitting; laminate flooring. **Note:** The wall mounted television will not be included in the sale

Bedroom 2: 11'6 x 8'0 (3.50m x 2.43m) approx.

Good sized second double bedroom with glazed patio door to the rear of the flat fitted with curtain and rail; radiator; pendant light fitting; laminate flooring; built in storage cupboard housing Worcester boiler.

Bathroom:

Lovely family bathroom with 3-piece suite comprising of: W.C with push flush; wash hand basin with cupboard below; bath with mixer tap, overbath mixer shower; glass shower screen; ceramic wall tiles around bath and basin; wall mounted mirror; glass shelf; wall mounted medicine cabinet with glass doors; towel ring; toilet roll holder; tall ladder style radiator; extractor fan; ceiling light fitting; tiled floor.

Outside:

There are well maintained exclusive garden to the front and rear of the property. The generous front garden is mainly laid to grass with mature shrubs borders, a leylandii boundary hedge providing a good deal of privacy and a shared paved pathway leading up to the front door. Exclusive area of rear garden direct outside the property. Further exclusive area to the far left of the garden, with boundary wall and patio area it provides an ideal area for outdoor entertaining. There is also a shared area of garden to the centre of the garden. The property also benefits from a large exclusive outhouse.

Parking:

There is a driveway to the side and rear of the building which leads to an exclusive parking space. In addition, there is ample on street parking available on Kirk Brae.

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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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