



7 Hilltop Road, Cults,
Aberdeen, AB15 9RN

Offers Over £600,000

peterkins



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- Stunning Detached Family Home
- Lounge with Feature Fireplace
- Dining Kitchen with Island and Patio Doors to Garden
- Family Room with Patio Doors to Garden
- Hallway Open Plan to Versatile Living Space
- Master Bedroom with Ensuite
- 4 Further Double Bedrooms
- Bathroom & Shower Room
- Gas Central Heating
- Double Glazing
- Single Garage
- Well Maintained Gardens

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Ref: 2464/28
EPC: Band B
Council Tax: Band G
Tenure: Ownership

Description:

We are delighted to bring to the market for sale this impressive 5 bedroom detached family home situated in the prestigious suburb of Cults. Built to an exacting standard by the current owner, this substantial detached family home provides generously proportioned accommodation spanning 2 floors along with wonderful front and rear garden space. The property was built to an extremely high standard with attention paid the finer details including utilising the best of the storage space, the sound/heat insulation and the finishings throughout. The modern layout has been designed with large windows which allow an abundance of natural light into the house providing the property with a light, airy feel. The versatile accommodation comprises: entrance vestibule; hallway opening up to a versatile family space; lounge; dining kitchen with appliances; dining room; utility room with internal garage access; double bedroom / home office; shower room; central staircase providing access to first floor: master bedroom with an en suite; 3 further double bedrooms and family bathroom completing the internal space.

Outside there are well maintained landscaped gardens to front and rear. Heating is provided by a gas central heating system, all windows are double glazed and, in addition there is an intruder alarm installed. The quality fitted flooring, light fittings, blinds, window drapes and pelmets 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. Reputable pre-school, primary and secondary education facilities can be found nearby along with access to the "AWPR" providing excellent links to both the North and South of Aberdeen.

Directions:

Travelling from Union Street head west onto Holburn Street turn right onto Great Western Road stay on Great Western Road as it becomes North Deeside Road (A93), following signs for Cults, continue through Bieldside into Cults turn right onto Cults Avenue turn left onto Hillview Crescent turn right onto Hilltop Road. The property will be clearly indicated by our For Sale sign.

Entrance Vestibule: 6'2 x 5'8 (1.9m x 1.75m) approx..

Hardwood part glazed exterior door provides access into a welcoming vestibule; decorative coving; light fitting; room sensor; alarm control panel; shelf; thermostat control; porcelain tiles.

Hallway / Dining Area / Family Entertainment: 27'10 x 23'3 (8.5m x 7.1m) approx.. At widest point

Glass panelled door with side panels giving access to a wonderful versatile space incorporating the open hall into family living accommodation; a carpeted central staircase with oak effect balustrade and handrail leads to the upper floor; decorative coving; smoke detector; spot light fittings; two thermostat controls; two windows fitted with privacy screen transfer; curtain rail with curtains; wooden flooring with under floor heating.

Large storage cupboard housing electric meter; two consumer units; light; shelf; hanging rail; coat hooks.



Lounge: 19'4 x 13'9 (5.9m x 4.2m) approx.

The well proportioned lounge enjoys a front aspect with triple formation window fitted with roman blind along with matching pelmet and curtains, a further two windows to match allow the room to flood with natural light; feature gas fire with marble mantle surround and hearth; decorative coving; spot light fittings; thermostat control; room sensor; wooden flooring with under floor heating.

Dining Kitchen: 29'6 x 14'9 (9m x 4.5m) approx.

Delightfully spacious dining kitchen fitted with a range of high gloss base, wall and drawer units linked by coordinated worktops; splashback panel; ceramic tiles; matching island housing electric hob and concealed electrical extension; stainless steel chimney style extractor hood; built in double oven; integrated dishwasher; integrated tall fridge; composite sink with drainer and mixer tap; spot light fittings; heat detector; room sensor; thermostat control; triple formation window fitted with pelmet; patio doors with glass sides panels fitted with curtain rail and curtains providing access directly to rear garden; porcelain floor tiles with under floor heating.

Family Room: 14'9 x 13'1 (4.5m x 4m) approx.

Appealing family room accessed from the kitchen via double glass panelled sliding doors; smoke detector; spot light fittings; room sensor; thermostat control; patio door providing access to the rear garden fitted with curtain rail and curtains; porcelain tiled flooring with under floor heating.

Utility Room: 11'9 x 8'6 (3.6m x 2.6m) approx.

Access from the kitchen via wood panelled door; smoke detector; striplight fitting; room sensor; two heating control timers; thermostat control; alarm panel; double window formation; extractor fan; range of wood effect wall and base units linked by coordinated worktops; stainless steel sink with drainer and mixer tap; washing machine; tumble dryer; two freestanding freezers; porcelain tiled flooring with underfloor heating; internal access to garage.

Note: newly installed boiler with 10 year warranty. Beneficial larder style cupboard, fitted shelves; pendant light fitting; vent; underfloor heating control pipework; access to storage eaves; coat hooks; porcelain tiled flooring.

Bedroom 5 / Home Office: 10'5 x 9'10 (3.2m x 3m) approx.

Currently being utilised as a home office the room benefits from front aspect with triple formation window fitted with roman blind and matching pelmet; two built in wardrobes with hanging rail and shelf; room sensor; spot light fittings; thermostat control; wooden flooring with under floor heating.

Shower Room:

Attractive space fitted with 3 piece suite comprising basin with mixer tap; W.C with concealed cistern; shower cubicle with hinged door glass door and mixer shower; fully tiled to walls and floor; under floor heating; mirror; shaver point; extractor fan; wall holder fittings; ladder style radiator.

Upper Floor:

Bright and airy landing providing access to the upper floor living space; spot light fittings; feature pendant light fitting; smoke detector; two skylight windows; thermostat control; two radiators; fitted carpet with added benefit of floor fitting electrical sockets. Access via loft hatch to loft space.

Master Bedroom: 16'0 x 16'0 (4.9m x 4.9m) approx.

Generous master bedroom with two deep fitted wardrobes with hanging space, shelf and light; further shelved storage cupboard; spot light fittings; triple window formation over rear garden, fitted with curtain rail and curtains; radiator; fitted carpet

En-Suite:

Luxurious ensuite fitted with 4 piece suite comprising, freestanding bath; wall mounted basin with mixer tap; WC with concealed cistern; shower cubicle with hinged door and mixer shower; fully tiled to wall and floor; shelf; spot light fittings; shaver point; mirror; wall holder fittings; ladder style heater; skylight window.

Bedroom 2: 16'4 x 11'5 (5m x 3.5m) approx.

Spacious double bedroom with front aspect with triple formation window fitted with curtain rail and curtains; two built in wardrobes with hanging rail, shelf and light; storage cupboard housing water tank; light fitting; radiator; eaves hatch access; fitted carpet.

Bedroom 3: 16'4 x 13'1 (5m x 4m) approx.

Spacious third bedroom with front triple formation window fitted with roman blinds; built in wardrobe fitted with hanging rail and shelf; light fitting; radiator; fitted mirror; fitted carpet.







Bedroom 4: Bedroom 3: 16'4 x 13'1 (5m x 4m) approx.

With rear aspect triple formation window fitted with roman blinds; built in wardrobe fitted with hanging rail and shelf; light fitting; radiator; fitted mirror; fitted carpet.

Bathroom:

Luxurious family bathroom fitted with 4 piece suite comprising, freestanding bath; wall mounted basin with mixer tap; WC with concealed cistern; shower cubicle with hinged door and mixer shower; fully tiled to wall and floor; shelf; spot light fittings; shaver point; mirror; wall holder fittings; ladder style heater; skylight window.

Outside:

Externally there are well-tended front and rear gardens. The front garden is accessed via lockblock driveway with ample off street parking. Beautiful mature shrubs to right side and a paved pathway leading around both sides of the house to the rear garden with exterior lighting and alarm panel.

Striking rear garden provides a safe environment for children and pets with a well tended lawn, mature shrubs, storage shed, greenhouse, outside tap, exterior lighting and a wonderful decking area to enjoy the west facing sun aspect.

Note: The gas meter is located on the gable wall.

Garage:

The single garage has a roller powered door, strip light fitting, storage shelves, power, outside tap, side door access, room sensor. A deadbolt locking door gives access into the utility room.



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