



22 Kirkbrae Mews | Cults | AB15 9QF

Deceptively Spacious Two Bedroom End Terraced Property

Offers Over £220,000

Situated within a small, exclusive development in the sought-after suburb of Cults, we offer for sale this two bedroom end terraced mews-style dwelling. The property offers deceptively spacious accommodation across two floors and has been modernised and upgraded by the current owners to create an immaculate home, finished with quality fixtures and fittings.

The living accommodation is situated on the first floor, offering a large open-plan area which is flooded with natural light. This room provides space for both living and dining furniture and is ideally laid out for family living and entertaining alike.

The dining kitchen is fitted with a range of wall, base and drawer units incorporating various integrated and free-standing appliances including a fridge/freezer, slim-line dishwasher and range cooker. The fitted breakfast bar is ideal for casual dining and there is also space to accommodate a small dining set.

Completing this floor, the cloakroom boasts fitted furniture providing excellent storage and housing the modern, white W.C. and wash hand basin.

The carpeted staircase with contemporary glass balustrade descends to the ground floor hallway which boasts under-floor heating, a large built-in cupboard and gives way to the remaining accommodation.

The first of the two double bedrooms is particularly generously proportioned and benefits from a triple built-in wardrobe with mirrored sliding doors. The second bedroom which is also of excellent size, allows ample space for a range of free-standing furniture and benefits from a pleasant outlook to the rear of the property.

To complete the home, the modern shower room is fitted with a white suite comprising W.C., wash hand basin fitted into vanity unit and a large shower compartment with mains shower. The room is finished with contemporary tiling, under-floor heating and a chrome heated towel rail.

Outside, exclusive parking is found in front of the single garage which features an up and over door and also conveniently houses the laundry appliances. The attractive communal grounds are maintained under a formal factoring agreement.

ACCOMMODATION

First Floor

Lounge / Dining Room
26'7" x 18'2" (8.1m x 5.54m) approx.
Dining Kitchen
12'0" x 9'8" (3.66m x 2.95m) approx.
Cloakroom
6'0" x 3'3" (1.83m x .99m) approx.

Ground Floor

Bedroom 1
11'9" x 11'1" (3.58m x 3.38m) approx.
Bedroom 2
13'0" x 9'0" (3.96m x 2.74m) approx.
Shower Room
7'0" x 6'3" (2.13m x 1.91m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods. Some furniture may be available by separate negotiation.

Gas Central Heating

Double Glazing

EPC Band C



Hallway



Lounge



Dining Room



Lounge / Dining Room



Dining Kitchen



Dining Kitchen



Cloakroom



Bedroom 1



Bedroom 2



Shower Room



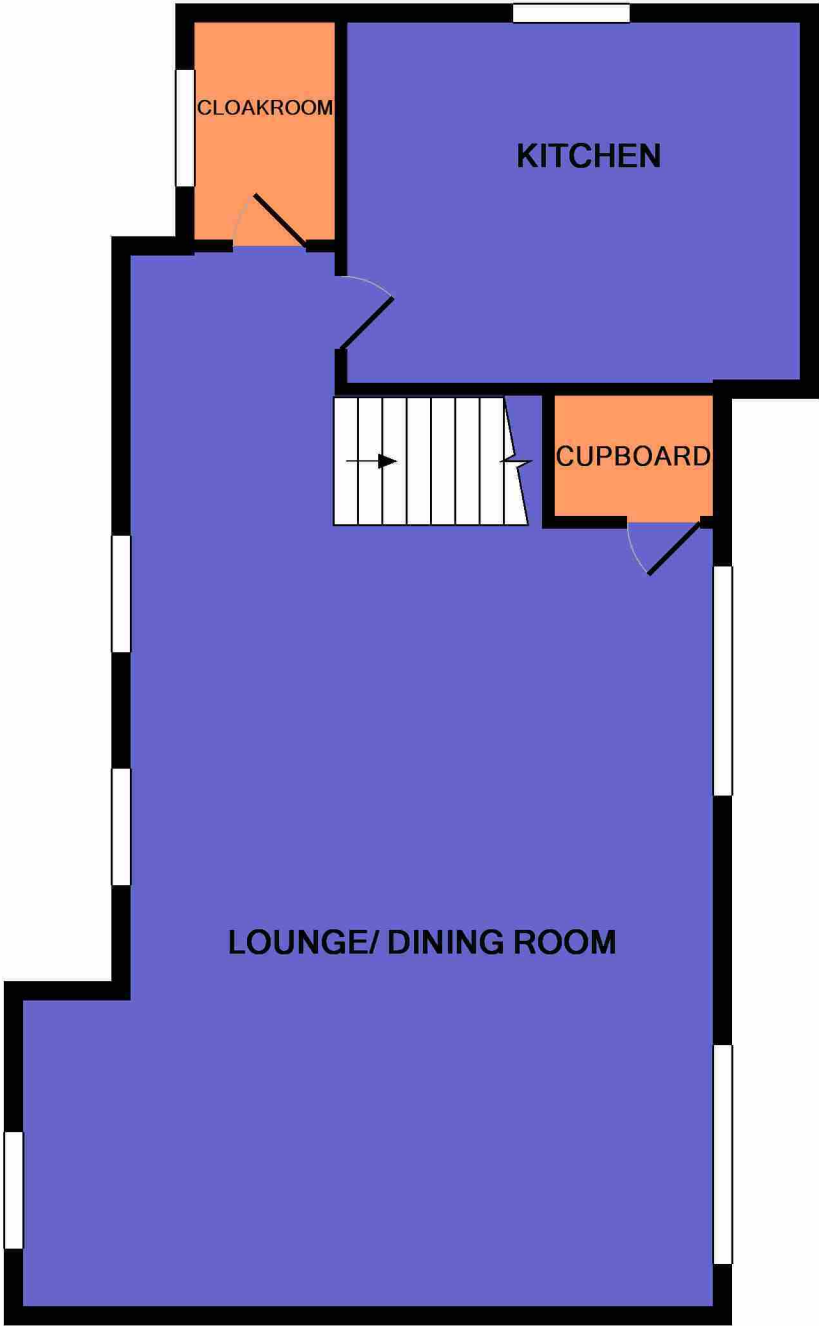
Rear



Garden Grounds



GROUND FLOOR

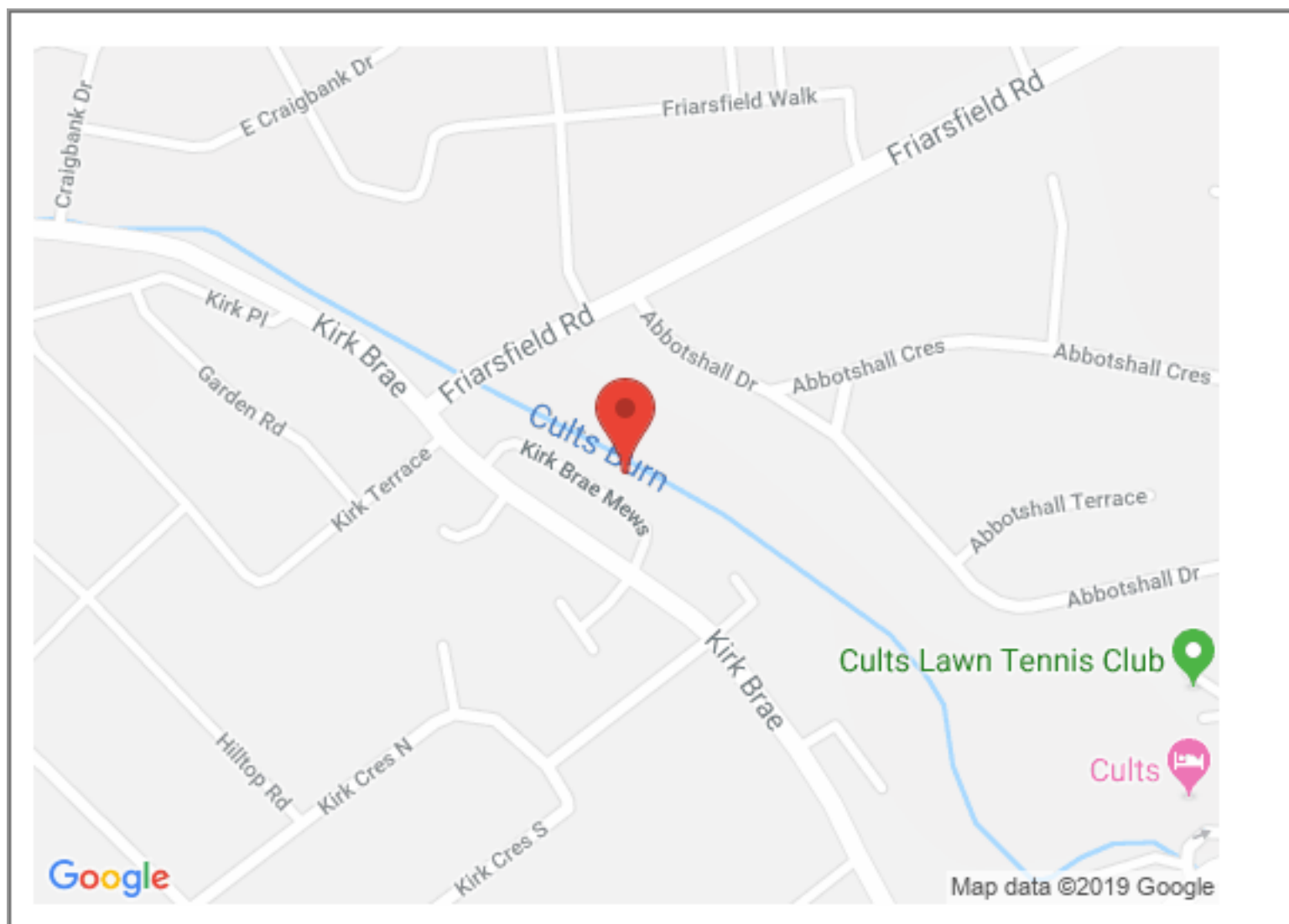


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07896 205701 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Holburn Junction, proceed down Holburn Street and turn right into Union Grove. Continue along Union Grove passing straight across the next two roundabouts. At the traffic lights at Springfield Road turn left and at the next set of traffic lights turn right into Craigton Road. Follow Craigton Road until it becomes Friarsfield Road and continue to the T-junction, turning left into Kirk Brae. Kirk Brae Mews is along on the left hand side.

Location

Cults is a desirable suburb featuring its own range of local amenities including excellent shops, recreational and leisure facilities. There is good public transport on North Deeside Road making Aberdeen city centre easily accessible. It is well situated for those who require to commute across to Kingswells, Westhill and thereafter to Dyce and Aberdeen Airport. The area is also served by renowned primary and secondary schools.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.