



37 Cairnlee Avenue East | Cults | AB15 9NU

Three Bedroom End Terraced Dwellinghouse with Garage

**Offers Over £269,000**



We are pleased to offer for sale this three bedroom end terraced dwellinghouse with the added benefit of a single garage. The property has been presented in the most stylish and attractive of decors and truly offers a walk in condition purchase. The property has been thoughtfully extended to create a further versatile public room which is a fantastic enhancement to the accommodation.

The property itself comprises of a lounge/dining room which can easily accommodate a wide range of furnishings currently being fitted with a full dining set and lounge furniture. The room is set to semi open plan with the rear extension which has been utilised as a further family area, fitted with french doors to the rear the room is filled with natural light and allows easy access to the rear garden.

The kitchen has been fitted with a wide range of modern base and wall units providing ample storage and work surfaces space. To complete the accommodation on this ground floor level is the cloakroom which has been fitted with a w.c. and hand wash basin.

To the first floor, there are three bedrooms which have all been presented in an attractive decor. The two larger rooms can accommodate a range of furniture with the smaller third bedroom being the ideal single room or nursery/study. The family shower room is also situated on this level and has been fitted with a w.c., hand wash basin and enclosed shower cubicle.

To the rear, the property has been primarily laid to lawn with added decking area which is ideal for outdoor dining and entertaining. There is an additional lawn area to the front along with the property also having a single garage with up and over door.

ACCOMMODATION

(Ground Floor)

Lounge

15'0" x 14'7" (4.57m x 4.45m) approx.

Kitchen

11'0" x 8'9" (3.35m x 2.67m) approx.

Sun Room/Family Room

Cloakroom

(First Floor)

Double Bedroom

11'1" x 8'8" (3.38m x 2.64m) approx.

Double Bedroom

11'3" x 8'6" (3.43m x 2.59m) approx.

Bedroom

8'8" x 6'4" (2.64m x 1.93m) approx.

Family Shower Room

Gas Central Heating

Double Glazing

Garage

EPC Band - C





**Lounge/Dining Room**





**Family Room**





**Kitchen**





**Cloakroom**





**Double Bedroom**





**Double Bedroom**





**Bedroom**





**Shower Room**



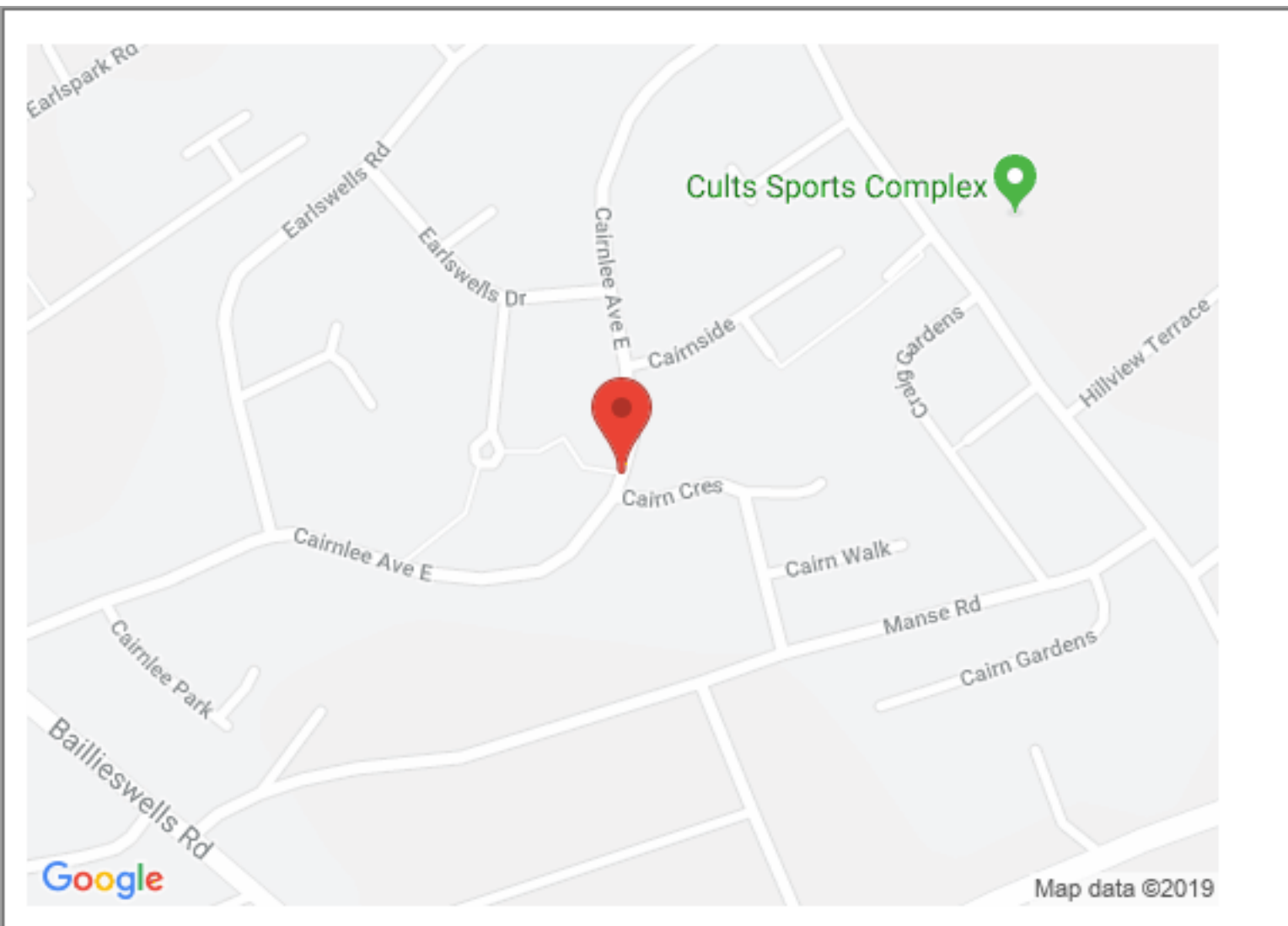


**Garden**



Viewing By Appointment Telephone 07437019321 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



Directions: From Aberdeen travelling west on the A93 on reaching cults pass the shops on the left and turn right up Quarry Road; at the top turn left onto Cairnlee Avenue East.

Location: Cults is one of Aberdeen's finest residential suburbs well served by an excellent range of local shops, public transport facilities, excellent Primary and Secondary Schools and a wide range of leisure and recreational attractions including various Golf Courses in the immediate area, Bowling and Tennis Clubs and the opportunity to enjoy hill and forest walks locally with access close by to the old Deeside Railway Line. Public transport facilities are available nearby making most parts of the City readily accessible.

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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.