



36 Cults Court,
Cults, Aberdeen AB15 9SZ

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estate agency



Lounge



Kitchen

Deceptively spacious top floor flat, in the heart of cults, with exclusive garage

- Generously proportioned two bedroom flat
- Located in a quiet area in the heart of Cults
- Bright and airy Lounge with ample space for furniture
- Well equipped Kitchen with space for dining
- Two good sized double bedroom
- Exclusive single garage



Dining area



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this two bedroom top floor flat which is situated in the heart of Cults, a prestigious residential suburb that lies to the west of the city.

Forming part of a charming courtyard development comprising refurbished and modern build apartments, there are well maintained common areas, lock up garages, a patio garden along with both residents' and visitor parking.

This charming flat is warm and welcoming and offers well proportioned living accommodation. With it's favoured, elevated position on the second / top floor the property enjoys a wonderful ingress of light not to mention stunning views across the Dee Valley and Deeside Golf Course, which can only be appreciated on internal inspection.

The layout includes an entrance vestibule with hatch access to a part-floored loft, and there is a walk-in shelved cupboard that houses the washing machine and tumble drier. The inner hallway thereafter provides access to all accommodation.

The spacious lounge is flooded by natural light with dual aspect windows, with leafy green views being enjoyed from almost every angle. The lounge has ample space for free standing furniture as required and is set on semi-open plan with the dining area and kitchen.

The kitchen features a good range of Shaker style wall and base units with laminate worktops, it has a hob, concealed extractor, electric oven, fridge freezer and dishwasher. There is ample space for relaxed dining and a double window to the side provides an abundance of natural light and additional views.



Bedroom



Bedroom



Bathroom



Bathroom

There are two double bedrooms both with outlooks towards the communal courtyard and gardens, each with roomy wardrobes providing shelf and rail space.

The family bathroom with window to the front has a bath, wc and wash hand basin as well as an aqua panelled enclosure with electric shower.

The property enjoys the modern benefits of gas fired central heating and double glazing, broadband is also installed.

There is a housing committee in the development that oversees the maintenance of the communal areas.

Externally, there is a single lock up garage with up and over door. There is residents' and ample visitors' parking within the development. The grounds also have a communal drying area and a lovely BBQ area perfect for dining al fresco.

It is worth noting a new boiler was installed in February 2026, which is a great added bonus to this fine home.

This property would be perfect for any discerning buyer looking for a two bedroom home in the centre of Cults, internal inspection is strongly recommended.

Accommodation

Lounge	15'5" x 15'9"	4.7m x 4.8m
Kitchen/Diner	10'7" x 14'1"	3.23m x 4.29m
Bedroom	10'11" x 10'4"	3.33m x 3.15m
Bedroom	9'9" x 12'7"	2.97m x 3.84m
Bathroom	7'11" x 9'0"	2.41m x 2.74m



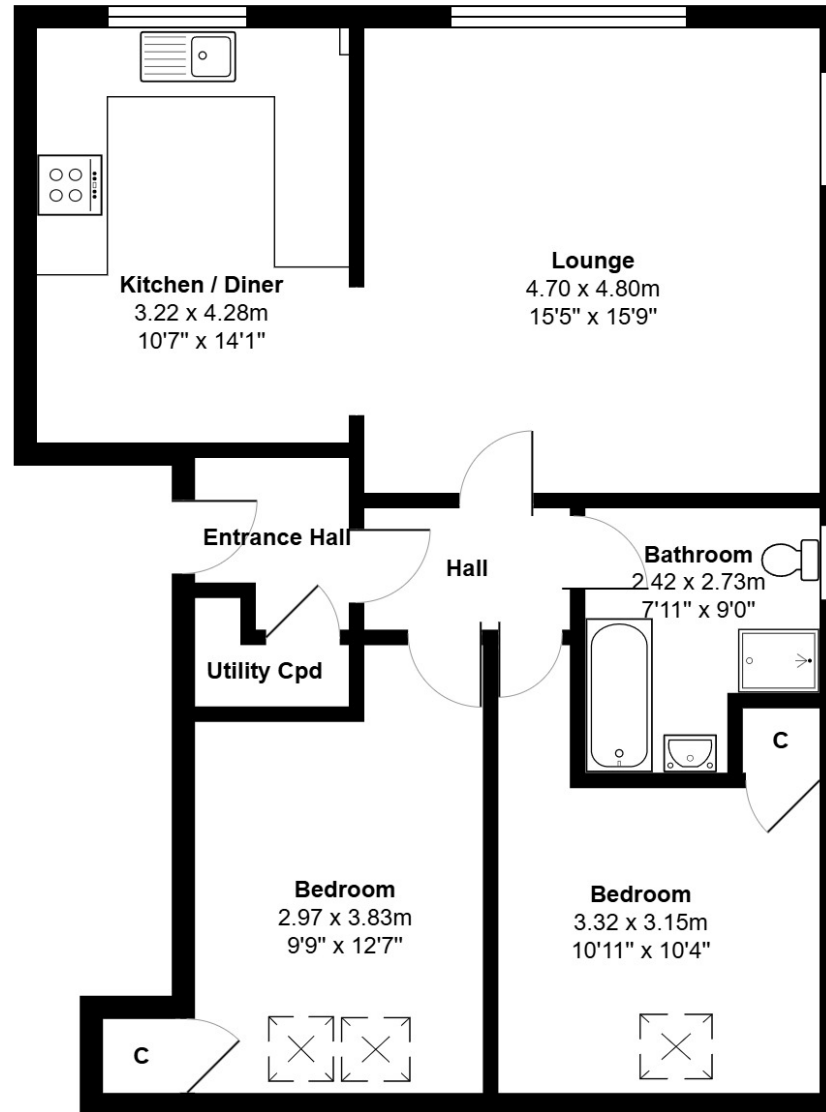
Communal gardens



Garage

Floorplan

36 Cults Court



Directions

Leave Aberdeen along the North Deeside Road, continue past the Cults Hotel on the right hand side, through the traffic lights at Kirk Brae, continue past the library and turn left into School Road. Cults Court is on the right hand side. No 36 is on the north side of the development with the entrance door overlooking North Deeside Road.

Location

Cults is a picturesque village situated west of Aberdeen and within easy commuting distance of the city, the airport and the business parks and industrial sites across the city and suburbs. The village has a semi rural ambience but a wealth of amenities including a regular bus service to the city, shopping, health and leisure facilities, a library and excellent primary and secondary schools. With Royal Deeside on the doorstep, there is a choice of seasonal sports, leisurely or demanding walks and stunning scenery. The popular Deeside Railway Line is also located close by which is enjoyed by walkers, runners and cyclists.

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 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.

Arrange a viewing

Viewing By appointment telephone **07767024929** or by arrangement with Ledingham Chalmers on **01224 632500**

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