



Inverey, 362 North Deeside Road,
Cults, Aberdeen, AB15 9SS

Fixed price **£390,000**

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen

Deceptively spacious three bedroom mid terraced granite dwellinghouse with parking

- Immaculately presented throughout
- Spacious accommodation over three floors
- Striking open plan kitchen/dining room with garden views
- Newly installed family bathroom with second shower room
- Secluded garden with patio area and lawn
- Off street parking located to the front



Three beds.



Two bathrooms.



Three public rooms.

Located in the heart of Cults, within easy reach of local amenities this beautifully presented mid terraced granite dwellinghouse is offered for sale.

Set well back off the road, with a screen of mature trees and shrubs the property enjoys a quiet and private position whilst having good shops and public transport service closeby. The property has retained many fine period features whilst enjoying the luxuries one would expect from a property of this calibre. Noteworthy features include beautiful intricate cornicing, panelled doors and deep moulded skirtings. The windows have been replaced with good quality upvc sash and case units, striking stained glass fanlight above the newly installed quality front door and the central heating boiler has been replaced with an efficient eco boiler with water tank and new radiators.

Instantly appealing, the entrance vestibule has good storage, a high corniced ceiling and glazed door leading to the reception hall which has vibrant decor, a staircase leading to the upper floor and a large under stair cupboard. The lounge is a most attractive room with bay window, Amtico flooring, intricate cornicing and feature fireplace with open chimney.

The heart of this lovely home must surely be the open plan dining room/kitchen which is located to the rear. The dining area has a traditional fireplace and alcove with fitted shelving. The kitchen was replaced in 2016 with a range of contemporary style units with co-ordinating worktops and integrated Neff appliances. The whole area has Amtico flooring and two windows overlooking the rear garden. A door in the kitchen leads to the useful utility room which has excellent storage and two windows to the rear. Located off the utility room is the back porch which leads to the shower room which is fitted with a modern white suite. A door in the back porch leads to the garden.



Bedroom



Bedroom



Bedroom



Bathroom

A staircase with ornate cast iron balustrade and hardwood bannister leads to the upper floors. The principal bedroom has a front aspect, intricate cornicing and fitted carpet. Bedroom Two is a generous double overlooking the rear garden whilst the third bedroom has pastel decor and a front aspect.

Completing the first floor layout is the spacious contemporary bathroom, which was installed in 2020, comprising large walk-in shower enclosure with tiling, large bath, wall mounted WC with concealed cistern, wall mount vanity unit with inset sink with smart mirror above and white vertical heater.

The staircase continues to the second floor where there is a good sized attic room, which is currently used as a home office, with velux window and access to the eaves.

Outside, there are areas of garden to the front which are stocked with mature trees, shrubs and plants providing a good screen from the road. There is also a driveway at the front of the property providing off street parking for 3 - 4 cars. The vehicle access is shared with the neighbouring property. An exclusive shed can be found in the far left corner.

There is a fully enclosed garden to the rear which has a very private paved patio and steps leading up to an area of lawn with raised flower beds and drystone wall. There is an area of stone chips which makes the ideal spot for a secondary seating area or for children's activities. The mature nature of the surrounding trees help to further enhance the secluded nature of the garden.

This lovely home would be an excellent opportunity for those looking for a three bedroom traditional home in the heart of Cults and internal inspection is recommended to fully appreciate the many fine attributes and light and airy ambience provided.

Accommodation

Lounge	13'11" x 16'4"	4.24m x 4.98m
Dining room	12'7" x 15'1"	3.84m x 4.6m
Kitchen	9'11" x 10'7"	3.02m x 3.23m
Utility room	5'3" x 13'2"	1.6m x 4.01m
Shower room	4'10" x 8'7"	1.47m x 2.62m
Bedroom	12'6" x 15'2"	3.81m x 4.62m
Bedroom	9'3" x 10'11"	2.82m x 3.33m
Bedroom	12'7" x 13'8"	3.84m x 4.17m
Bathroom	9'3" x 9'11"	2.82m x 3.02m
Office	11'3" x 11'11"	3.43m x 3.63m

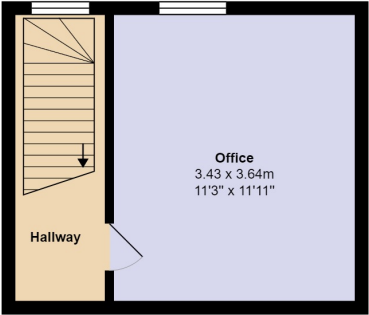
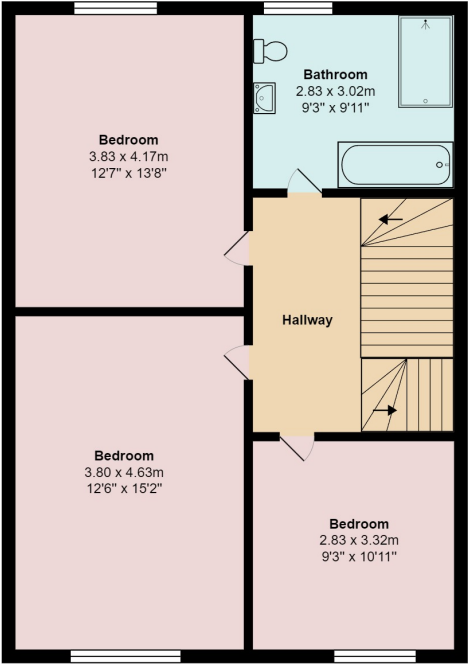
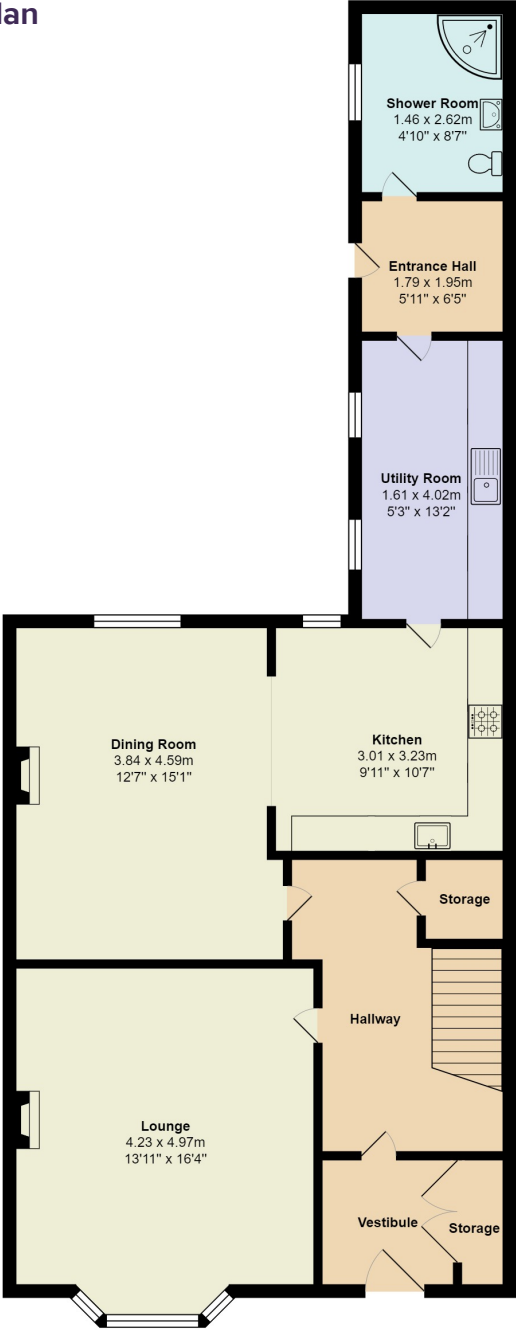


Office



Rear garden

Floorplan



Directions

Travel west along North Deeside Road (A93) to Cults. On entering Cults proceed straight ahead at the traffic lights near Sainsburys and No 362 is located opposite on the right hand side.

Location

The property is within walking distance of local amenities, including shops, schools, cafes, bank, post office, medical centre and good local transport links. The property is also ideally located for the business parks at Westhill & Kingswells, the city centre and the recently completed Aberdeen bypass, which gives faster access to the north and south of the city.

Arrange a viewing

Viewing By appointment telephone 07759 446736 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.