



Bradley Cairns, West Cults Road,
Aberdeen, AB15 9HQ

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Shared



Stunning five bedroom detached family home

- Stunning location
- Spacious and versatile accommodation
- Four Public Rooms
- Five Bedrooms, one with En Suite facilities
- Amazing Garden Grounds
- Shared Tennis Court



Five beds.



Two bathrooms.



Four public rooms.

Located in the prestigious suburb of Cults, this exquisite, five bedroom detached family home enjoys a fantastic position which commands stunning views over the Deeside golf course and beyond.

This beautiful property seamlessly blends a sophisticated neutral colour palette with high-end fixtures and fittings, offering a contemporary yet warm and inviting atmosphere. This home is perfectly configured for modern life creating a perfect family home where the most discerning buyer can take occupancy with the utmost of ease.

Offering well-proportioned and versatile accommodation through four public rooms, the property is immaculately presented and offers stunning views over Deeside golf course and beyond.

The property has a private driveway off a courtyard which is shared with two other homes, this courtyard offers further parking for visitors and also provides access to the fantastic shared tennis court.

First impressions upon entering the property are that of quality and sophistication, viewers are offered an instantly warm welcome to the home via the bright and inviting vestibule which flows to the main hallway providing access to all ground floor accommodation. Slate floors flow through the main hallway, kitchen area and conservatory all of which benefit from under floor heating.

Located to the front of the property is the dining room, this is the perfect spot to entertain as it provides direct access to the kitchen.



Utility Room



Lounge



Family Room

VIRTUALLY STAGED



Conservatory

The beautifully appointed kitchen is styled for modern family life, with a wide range of contemporary base and wall units incorporating an island with stunning marble worktop and breakfast bar. All of the quality integrated appliances will be included within the sale. Patio doors lead out into the garden.

The utility room is located just off of the kitchen with a range of contemporary units, sink and under counter space for appliances. The washer and dryer will be included within the sale. There is also a cloakroom and a door leading out to the front of the property.

The lounge is centrally located and provides ample space for a variety of free standing furniture and gives direct access to the conservatory via double doors.

The family room enjoys a rear aspect and is a cosy and intimate space with a wood burner which creates a lovely focal point. Double doors open up to the conservatory.

The sizeable conservatory has three double door entrances from inside the house, and two double patio doors leading to the garden, windows span the full perimeter offering pleasing garden views.

The first bedroom is located on the ground floor and offers a comfortable space to relax and unwind. The room enjoys a built in cupboard, storage alcove and a large window allowing natural light to flood in from the front of the property.

Ascending the stairwell to the first floor, the upper hall provides access to all further bedrooms and bathroom and is also host to the loft which is accessed via hatch.

Sure to impress viewers is the exceptionally spacious principal bedroom with dual aspect providing gorgeous views over the golf course. The room has been decorated in neutral tones and further benefits from multiple built in storage cupboards and a gorgeous en-suite shower room, complete with a spacious shower cubicle, wc, wash hand basin vanity unit and heated towel rail for convenience.

The third bedroom is a well-proportioned double, this is a lovely and bright room with a box bay window and built in storage. Ample space is afforded to host a variety of free standing furniture as desired.

There are a further two double bedrooms both benefiting from a quiet and pleasant rear aspect.

Completing the internal accommodation is the sizeable family bathroom comprising walk in shower enclosure, bath, wc, wash hand basin vanity unit and heated towel rail.



Bedroom



En Suite



Bedroom



Views

This fantastic property has a private garden which wraps around the house, with large lawn complimented by patio areas and a fire pit, this is the perfect spot to entertain and is ideal for al fresco dining. To the front there is a large lock block driveway offering private parking for multiple vehicles. There is also a shared and exclusive outhouse which is large in size.

The grounds are split into communal and also exclusive areas to the property itself which run all the way down to Allan Park. The courtyard is shared along with the tennis court.

Accommodation

Porch	9'5" x 5'10"	2.87m x 1.78m
Foyer	6'1" x 4'10"	1.85m x 1.47m
Hallway	6'1" x 21'6"	1.85m x 6.55m
Living Room	14'2" x 15'2"	4.32m x 4.62m
Family Room	15'3" x 13'6"	4.65m x 4.12m
Dining Room	14'2" x 11'8"	4.32m x 3.56m
Kitchen	20'11" x 16'5"	6.38m x 5.01m
Sunroom	35'8" x 14'4"	10.87m x 4.37m
Laundry Room	8'6" x 6'9"	2.59m x 2.06m
Powder Room	5'2" x 6'9"	1.58m x 2.06m
Hall	3'11" x 8'3"	1.19m x 2.52m
Bedroom	14'5" x 11'7"	4.4m x 3.53m
Upper Hallway	13'8" x 6'2"	4.17m x 1.88m
Bedroom	18'1" x 16'5"	5.51m x 5.01m
Bedroom	12'6" x 14'4"	3.81m x 4.37m
Bedroom	10'1" x 10'4"	3.07m x 3.15m
Bedroom	10'0" x 9'5"	3.05m x 2.87m
Bathroom	14'2" x 7'9"	4.32m x 2.36m
Bathroom	7'10" x 7'9"	2.39m x 2.36m
Walk in Cupboard	5'3" x 7'9"	1.6m x 2.36m

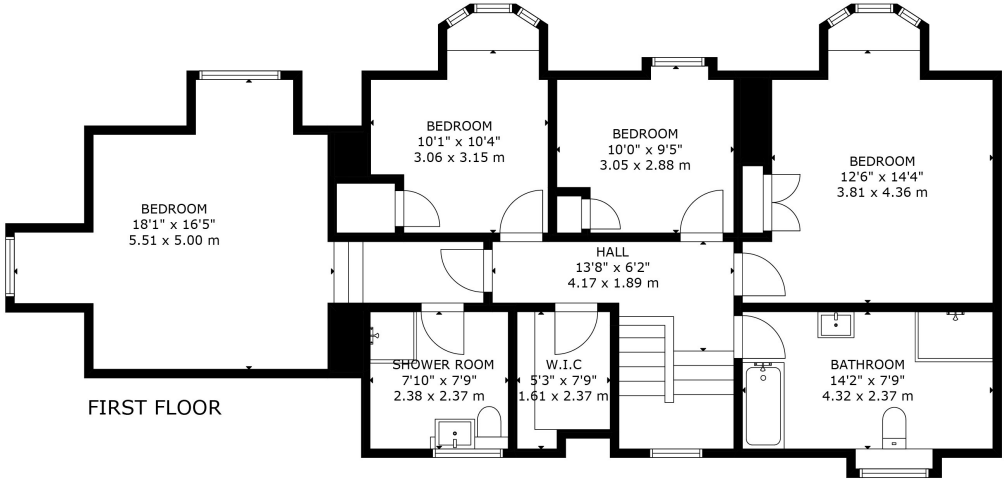
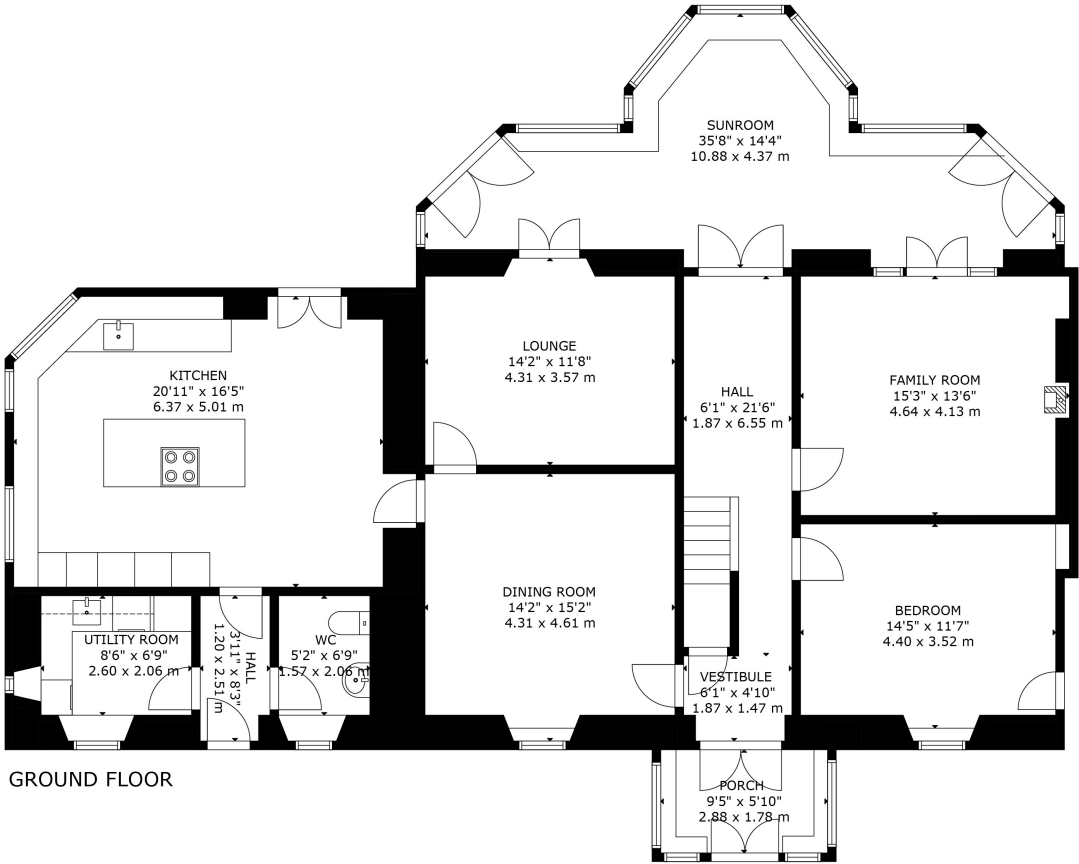


Bathroom



Garden Grounds

Floorplan



Bradley Cairns

GROSS INTERNAL AREA
 TOTAL: 268 m²/2,888 sq ft
 GROUND FLOOR: 173 m²/1,867 sq ft, FIRST FLOOR: 95 m²/1,021 sq ft
 EXCLUDED AREAS: PORCH: 5 m²/55 sq ft, WORKSHOP: 28 m²/306 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Travelling through Cults, turn left onto West Cults Road. Continue on this road and follow under the old Deeside railway line bridge. Continue down the hill and the entrance to the courtyard is on your left hand side. Bradley Cairns is the detached property at straight in front of you at the end.

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.

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 07740 675548 or by arrangement with Ledingham Chalmers on 01224 632500

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