



10 Cairnside,
Cults, Aberdeen, AB15 9NZ

**ledingham
chalmers**
estate agency



Lounge/Diner



Lounge/Diner



Conservatory

Three bedroom, terraced family home with garden and garage

- Fantastic location
- Two spacious public rooms
- Fully fitted Kitchen
- Three well-proportioned Bedrooms
- Cloakroom downstairs and Shower Room upstairs
- Rear Garden and external Garage



Three beds.



One bathroom.



Two public rooms.

Located in the desirable suburb of Cults and within easy commuting distance of the city centre, we are delighted to offer for sale this deceptively spacious three bedroom terraced home with garden and garage.

Offering generously proportioned accommodation throughout, this is an ideal opportunity to purchase an ideal family home within an extremely sought after location.

A paved garden path leads to the entrance of the property which is accessed via vestibule which adds a level of privacy, viewers are then greeted to the bright and welcoming hallway which is host to the stairwell to the upper level along with a useful WC and storage cupboard located under the stairs.

At the end of the hallway, the spacious lounge/diner is an impressive space with a window to the rear, flooding the room with an abundance of natural light and peaceful garden views. Offering space for a range of lounge and dining furniture the room is enhanced further by the feature electric fireplace providing a charming focal point and creates a homely atmosphere.

Accessed directly from the lounge through double doors is the conservatory with large windows and direct access to the garden providing that indoor outdoor feel.

Located to the front of the property, the well-equipped kitchen boasts a range of beech effect base, base and wall units with complimenting worktops and tiled splashback. All integrated appliances and white goods will be included within the sale price.



Kitchen



Bedroom



Bedroom



Bedroom

The carpeted stairs to the upper floor leads to the first floor landing, where all three bedrooms and shower room can be accessed.

A hatch in the landing gives access to the loft, there is also a useful storage cupboard.

The double principle bedroom is located to the front of the property and benefits from carpeted flooring and multiple built in storage units and double wardrobe with mirror sliding doors.

There are two further bedrooms one single and one double, both benefit from a rear aspect.

Completing the accommodation is the shower room comprising WC, wash hand basin, shower enclosure and heated towel rail for convenience.

To the rear, the property has been primarily laid to lawn with patio area which is ideal for outdoor dining and entertaining.

A fantastic addition to this property is the single garage with up and over door located in the row of garages to the right of the property.

Early viewing is encouraged to fully appreciate the size and space this property has to offer along with the ideal location within close proximity of local schooling and shops.

Please note the living room furniture (dining table and side board, leather sofa and two chairs) are all available by separate negotiation.

Accommodation

Kitchen	8'10" x 10'9"	2.69m x 3.28m
Lounge/Diner	15'2" x 14'9"	4.62m x 4.5m
Conservatory	8'4" x 7'6"	2.54m x 2.29m
WC	2'6" x 5'4"	.76m x 1.63m
Bedroom	8'10" x 11'2"	2.69m x 3.4m
Bedroom	8'5" x 12'5"	2.57m x 3.79m
Bedroom	6'5" x 8'11"	1.96m x 2.72m
Shower Room	5'11" x 7'8"	1.8m x 2.34m
Garage	7'7" x 11'11"	2.31m x 3.63m



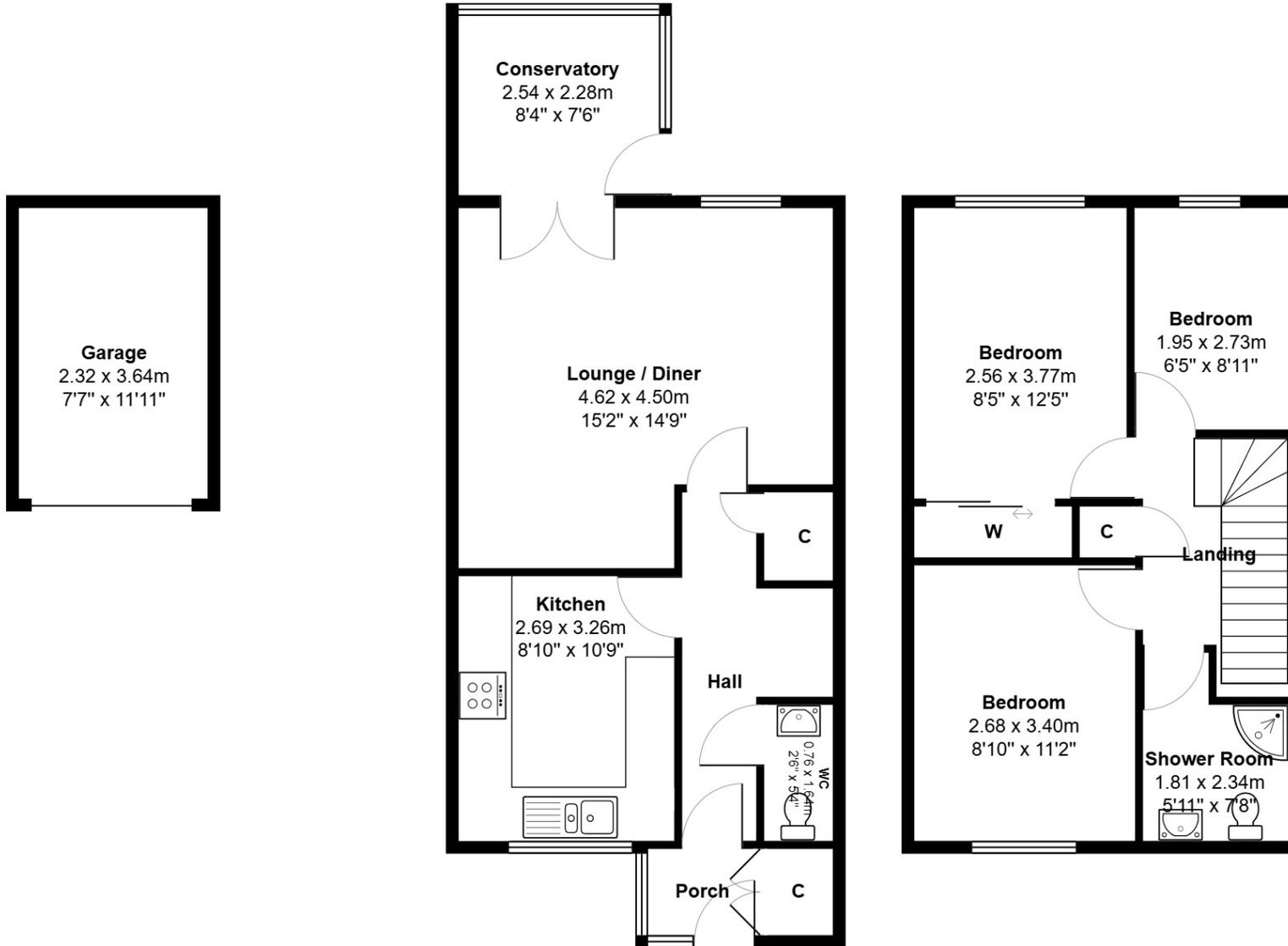
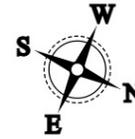
Shower Room



Garden

Floorplan

10 Cairnside



Directions

Travelling west from the city centre to Cults, pass through the first set of traffic lights and continue on North Deeside Road, taking a right before the Church onto Quarry Road. At the top of Quarry Road, take a left onto Cairnlee Avenue East and first left onto Cairnside.

Location

Cults is a highly desirable suburb situated approximately four miles south west of Aberdeen and located on the main route to Royal Deeside. The area has an excellent range of local amenities for your everyday needs, has quality hotel and restaurants and for leisure purposes there are excellent golf courses and woodland walks along the old Deeside railway line. There are excellent primary and secondary schools within the Cults area and good public transport facilities to the city centre. Cults also provides excellent commuting across to Westhill, Dyce and Aberdeen Airport where many of the oil related complexes are situated.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com