



3 St Devenick Terrace,
Cults, Aberdeen, AB15 9LX

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estate agency





Lounge



Family room

Charming semi-detached granite home with double garage and tranquil garden grounds

- Impressive granite family home over two floors
- Period features found throughout
- Beautiful original woodwork and fireplaces
- Four generous bedrooms
- Extensive mature gardens and patio area
- Double garage and ample private parking



Four beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this beautiful family home, occupying two floors of a period granite dwelling house in the desirable suburb of Cults.

Retaining many traditional features throughout, including stunning internal woodwork, high ceilings and striking fireplaces, this exceptional home offers generously proportioned accommodation complemented by peaceful treetop views towards the Dee Valley. There are gardens to the front, side and rear, along with a sizeable double garage and off-street parking for multiple vehicles.

Entered via a partially glazed wooden door, the entrance hallway boasts high ceilings and a bright, airy atmosphere. The space is enhanced by a walk-in pantry and under stair cupboard, both fitted with lighting.

The lounge is a superb, generously proportioned reception room featuring a bay window to the front overlooking the gardens, together with traditional deep skirtings and original panelling surrounding the bay. A secondary window to the side provides further views across the gardens. The centrally positioned open fireplace creates a wonderful focal point. There is ample room for a variety of freestanding furniture arrangements, with the accommodation ideally suited to both casual dining and family living.

Located to the rear of the property, the family room, like the lounge, enjoys delightful dual aspect views over the gardens. The original pitch pine woodwork takes centre stage, creating a warm and inviting atmosphere. Enhanced by double doors opening directly onto the garden, this versatile room can easily adapt to a variety of uses. The rear facing kitchen is a bright and welcoming area, fitted with a range of wall and base units complemented by contrasting work surfaces.



Kitchen



Utility Room



Principal bedroom



Ensuite

A door from the kitchen leads to a useful utility area and onwards to a rear hallway with a sizeable store. This area also provides access to the rear door, offering a convenient route to and from the garage and parking area. The ground floor accommodation is completed by a generously sized WC.

Upstairs, the spacious landing provides access to four bedrooms and the family bathroom. The principal bedroom is peacefully situated to the rear and benefits from a walk-in wardrobe, an additional storage cupboard housing the boiler, and an ensuite shower room comprising a corner shower enclosure, vanity unit with inset wash hand basin, WC, white heated towel rail, and tiling to both the walls and floor. The two front facing bedrooms enjoy attractive views towards the Deeside Railway Line and beyond, while the side facing bedroom benefits from fitted furniture and a ladder providing access to the loft space above. The loft is particularly expansive and offers excellent potential for further development, subject to the necessary planning consents being obtained. The family bathroom is bright and beautifully illuminated by a large skylight above the bath, flooding the room with natural light. The suite comprises a vanity unit with dual wash hand basins, WC, bidet, bath, corner shower enclosure and heated towel rail.

Outside, the property is immersed in tranquil garden grounds extending from the front of the property to the rear. The front garden features a gated pathway leading from Devenick Terrace and the Deeside Railway Line, a popular route for walkers, runners and cyclists. Mature hedging, areas of lawn and well stocked flower beds create an attractive setting. Side access is provided via a charming hedged archway with gate. Beyond lies the rear garden, a peaceful haven featuring areas of lawn, mature planting and a patio area ideal for outdoor entertaining. Pathways provide easy access between the garden, garage and the property.

Accommodation

Lounge	16'6" x 20'8"	5.03m x 6.3m
Family room	16'6" x 18'10"	5.03m x 5.74m
Kitchen	10'6" x 16'1"	3.2m x 4.9m
Utility room	7 '5" x 7'10"	2.26m x 2.39m
WC	16'0" x 4'6"	4.88m x 1.37m
Principal bedroom	15'7" x 14'4"	4.75m x 4.37m
Ensuite	13'11" x 6'3"	4.24m x 1.91m
Bedroom	15'7" x 14'11"	4.75m x 4.55m
Bedroom	11'11" x 14'10"	3.63m x 4.52m
Bedroom	7'7" x 14'11"	2.31m x 4.55m
Double garage	20'5" x 17'3"	6.22m x 5.26m



Bedroom



Rear Garden

Floorplan



Directions

From Aberdeen travel west along the A93 North Deeside Road into Cults. On entering the village of Cults turn left at the traffic lights by Sainsburys and the lane access to the property is located on the left, just prior to crossing the bridge onto Deeview Road South. Vehicle access is via St Devenicks Mews, which the double garage and off street parking is located.

Location

3 St Devenicks Terrace is located in the heart of Cults, 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, excellent shopping, cafe's, 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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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