



**5 Cairnside,**  
Cults, Aberdeen, AB15 9NG

Offers over **£230,000**

**ledingham  
chalmers**  
estate agency





Kitchen



Lounge

**5 Cairnside,  
Cults, Aberdeen, AB15 9NG**

**Three bedroom, semi-detached dwelling**

- Fabulous location of Cults
- Bright and spacious Lounge
- Newly fitted carpets
- Fully fitted Kitchen
- Three well proportioned Bedrooms
- fully enclosed rear Garden



**Three** beds.



**One** bathroom.



**One** public room.



**We are delighted to offer for sale this three bedroom semi-detached dwellinghouse in the ever popular location of Cults, Aberdeen.**

The internal accommodation firstly comprises from a welcoming entrance hallway which provides access to all further accommodation on the ground floor and staircase to the first floor. The property has also been laid with new carpets.

The lounge is situated to the rear of the property enjoying a pleasant outlook to the garden. The well proportioned room allows space for a variety of furniture.

The kitchen enjoys a front aspect with a pleasant outlook over the quiet residential street and has been fitted range of base and wall units providing ample storage and work surface space. All white goods will be included in the sale price.

To complete the accommodation on the ground floor is the understair cloakroom which has been fitted with a W/C and hand wash basin.

The first floor landing provides access to all accommodation on this level and the spacious loft.

There are three well proportioned double bedrooms with the principal offering fitted storage.

The bathroom has been fitted with a W/C, hand wash basin and bath.

To the rear the property features a pleasant garden with raised party area, perfect for enjoying al fresco dining. There is a spacious driveway to the front which leads to the single garage.



Bedroom



Garden

## Accommodation and plans

Lounge	15'0" x 14'9"	4.57m x 4.5m
Kitchen	8'7" x 10'8"	2.62m x 3.25m
Bedroom	11'9" x 9'7"	3.58m x 2.92m
Bedroom	8'2" x 8'10"	2.49m x 2.69m
Bedroom	6'4" x 8'10"	1.93m x 2.69m
Bathroom	4'3" x 6'7"	1.3m x 2.01m
Garage	7'7" x 11'11"	2.31m x 3.63m

## Directions

Cults is a sought after suburb to the west of Aberdeen, linked to the City by excellent public transport facilities. Dunmail Manor itself is within walking distance of a good range of local amenities including shops, doctors surgery, dentist and leisure facilities.

## Location

From Aberdeen travel west on the A93, North Deeside Road to Cults. Travel through the village, past the shops and through the next set of traffic lights. Turn third right into Quarry Road. Continue to the top of the road turning left onto Cairnlee Avenue East. Cairnside can be found a short distance along on the left.

## Arrange a viewing

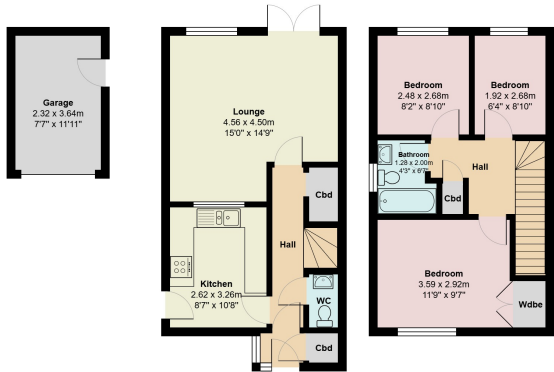
Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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5 Cairnside



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.