



21 Kirk Crescent South,
Cults, Aberdeen, AB15 9RR

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

Spacious two bedroom bungalow set within a generous plot

- Two bedroom detached bungalow
- Highly sought after residential area
- Generous plot with mature gardens
- Spacious accommodation over one level
- Substantial powered garage with private driveway
- Potential for future development



Kitchen Diner



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this spacious two bedroom detached bungalow, enjoying an enviable position within the heart of Cults.

Set within a generous plot and conveniently located within walking distance of a range of local shops, cafés and everyday amenities, the property offers well proportioned accommodation across a single level, together with excellent outdoor space and a substantial garage. The property presents an excellent opportunity for those seeking comfortable single level living in one of Aberdeen's most popular residential areas.

The property is approached via a gated pathway leading from the road through the front garden. Upon entering the property, the entrance hall leads into a welcoming central hallway, which provides access to all of the property's accommodation.

The lounge is a bright and generously proportioned room, enjoying a pleasant front facing outlook and ample space for a variety of freestanding furniture. A feature open fire creates an attractive focal point, adding character and charm to the space.

The kitchen is located to the rear of the property and is a particularly generous room, providing ample space for a dining table and chairs. Fitted with a range of modern wall and base units, the kitchen is complemented by quality fixtures and fittings and offers excellent worktop and storage space. The boiler is discreetly positioned within the corner, while a door provides direct access to the rear garden, making this a practical and sociable space for everyday living.



Bedroom



Bedroom



Bedroom



Shower room

Two well proportioned double bedrooms are positioned to the side of the property. Both bedrooms benefit from fitted wardrobes, providing excellent storage, while the front facing bedroom is enhanced further by a comprehensive range of built-in furniture.

The centrally positioned shower room comprises a corner shower enclosure, WC and wash-hand basin. The room has been finished with aqua panelling, laminate flooring and opaque rear facing window.

The front garden is mainly laid with stone chips and complemented by mature planting, including two established trees which enhances the feeling of privacy. A driveway to the right hand side runs alongside the property and continues towards the substantial garage.

The rear garden provides a peaceful and secluded outdoor space, enclosed by mature hedging to two sides. The generous plot offers a variety of opportunities for outdoor seating, gardening and entertaining.

A particularly useful feature of the property is the substantial long single garage, accessed via the private driveway. The garage benefits from power, lighting and an up-and-over door, providing excellent secure storage and parking.

The generous plot may also offer potential for future development, subject to obtaining the necessary planning consents and approvals. This provides an additional opportunity for a purchaser looking to adapt or extend the property in the future, while the existing bungalow and gardens offer an attractive home in their own right.

Accommodation

Lounge	15'7" x 14'9"	4.75m x 4.5m
Kitchen Diner	13'1" x 9'11"	3.99m x 3.02m
Bedroom	11'7" x 11'4"	3.53m x 3.46m
Bedroom	11'7" x 10'0"	3.53m x 3.05m
Shower room	6'4" x 6'1"	1.93m x 1.85m
Garage	12'0" x 36'5"	3.66m x 11.1m



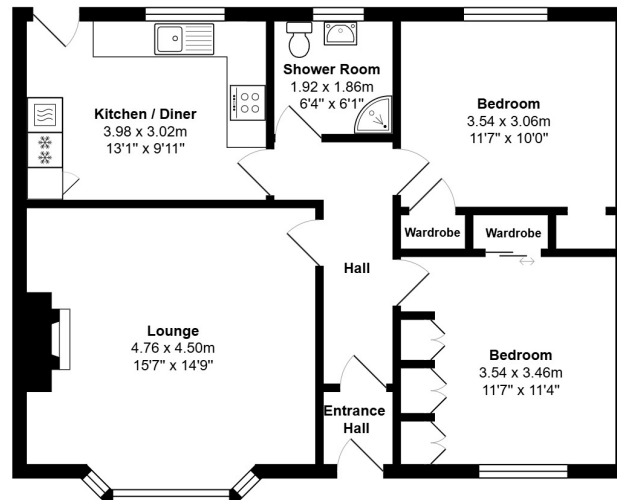
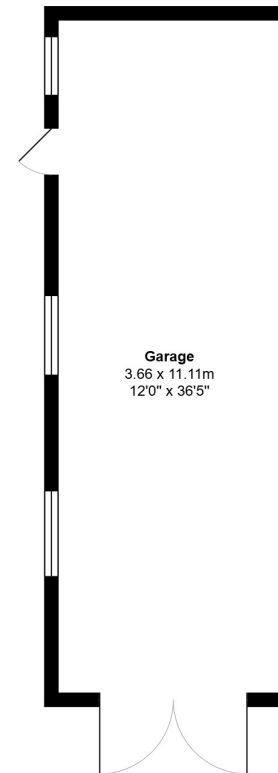
Rear Garden



Rear Garden

Floorplan

21 Kirk Crescent South



Directions

Travelling from Aberdeen proceed out Great Western Road continuing onto North Deeside Road, continue through the lights at Kirk Brae and take the next right onto Cults Avenue. Kirk Crescent South is situated on the right hand side with the property located a short distance along to the left.

Location

Cults is a popular suburb linked to the city by an excellent commuter road and good public transport facilities. It also affords easy commuting across to Kingswells, Westhill, Dyce and Aberdeen Airport. The area itself offers a superb range of local shops, which includes a local Post Office and banking facilities. This desirable area offers many leisurely walks and is surrounded by an excellent range of local golf courses.

Arrange a viewing

Viewing 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.