



12 Abbotshall Gardens,
Cults, Aberdeen, AB15 9LA

**ledingham
chalmers**
estate agency



Lounge



Dining Room



Kitchen

Three bedroom, semi-detached family home

- Fantastic location
- Spacious, open plan Lounge/Diner
- Kitchen leading onto conservatory
- Three well-proportioned Bedrooms, one on ground level
- Impressive rear Garden
- Large driveway to the front and Garage



Three beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale, situated in the much sought after Cults suburb, this attractive, three bedroom dwelling, with large garden and garage.

The property offers spacious accommodation over two floors and boasts close proximity to Cults, the thriving main street with coffee shops and other local amenities. This property would make the ideal buy for any discerning buyer.

Upon entering the property you are greeted by a welcoming entrance vestibule which leads on into the hall, which gives access to all of the property's accommodation, staircase to the upper floor and contains a substantial under stairs cupboard.

The cloakroom is located just off the hall with WC and wash hand basin.

The generously proportioned, open plan lounge and dining room is sure to be the heart of this home. The lounge benefits from a gorgeous fireplace feature and a lovely large bay window filling the room with ample natural light. The spacious dining area also benefits from a bay window and offers plentiful space for free standing furniture.

The bright kitchen is fitted with a wide range of base and wall mounted cabinets linked by co-ordinated work surfaces. All white goods will be included in the sale. There is a door which gives direct access into the cosy conservatory with windows all around offering pleasant views to the rear garden, this is the perfect spot to enjoy your morning coffee.

The first bedroom is located on the ground floor, it is a spacious double room with a pleasant outlook to the front of the property.



Conservatory



Bedroom



Bedroom

Upstairs the first floor landing provides access to all upper accommodation and houses the hatch and ladder to the fully floored loft.

The second bedroom is a spacious double located to the front of the property and features a large walk in cupboard which could potentially be made into an en suite as there is also the added benefit a second built in storage cupboard.

The third bedroom is well-proportioned and offers ample space for free standing furniture as desired.

Completing the accommodation is the shower room comprising walk in shower, WC and wash hand basin both nestled within a vanity unit.

The impressive rear garden is laid mostly with lawn with mature hedging, trees and shrubbery creating privacy and a secluded feeling. This garden really does provide the perfect spot for al fresco dining.

Another fantastic feature of this property is the garage, offering fantastic storage. There is also a large driveway to the front of the property providing ample parking and safety for your vehicles.



Bedroom

Accommodation

Lounge / Diner	13'0" x 30'3"	3.96m x 9.22m
Kitchen	14'7" x 7'8"	4.45m x 2.34m
Conservatory	11'1" x 7'2"	3.38m x 2.18m
Bedroom	10'6" x 12'8"	3.2m x 3.86m
WC	4'3" x 2'10"	1.3m x .86m
Bedroom	13'4" x 17'0"	4.07m x 5.18m
Bedroom	12'3" x 7'11"	3.73m x 2.41m
Shower Room	6'6" x 8'11"	1.98m x 2.72m
Walk-In Wardrobe	8'3" x 4'5"	2.52m x 1.35m



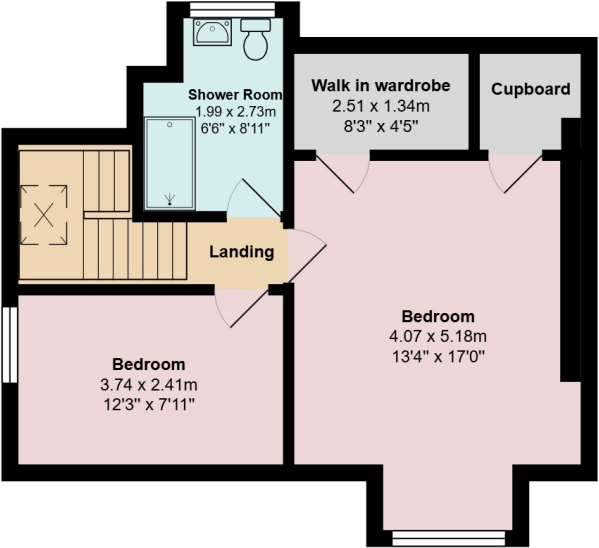
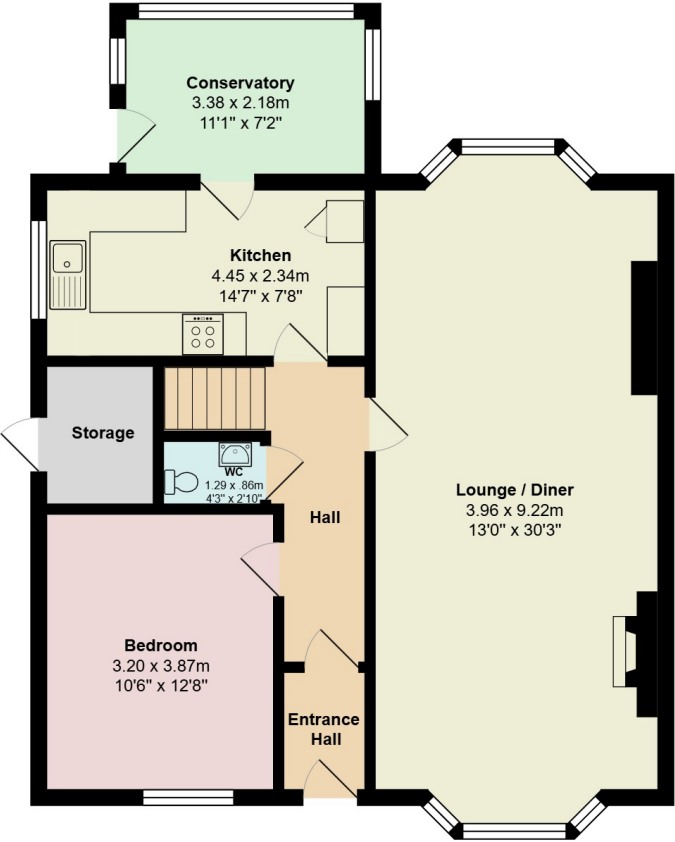
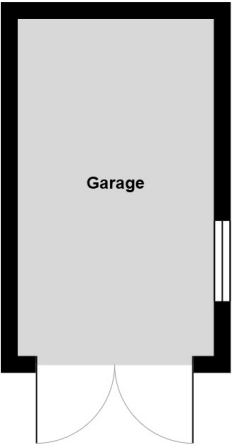
Shower Room



Garden

12 Abbotshall Gardens

Floorplan



Directions

Travelling from Aberdeen, proceed out Great Western Road onto the North Deeside Road and continue to the suburb of Cults. Upon entering Cults turn right onto Abbotshall Road, continue to the far end and take a left onto Abbotshall Gardens

Location

The property is within walking distance of local amenities, including shops, schools, cafes, bank, post office, medical centre and good local transport links. The property is also ideally located for the business parks at Westhill & Kingswells, the city centre and the recently completed Aberdeen bypass, which gives faster access to the north and south of the city.

Arrange a viewing

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.