



**14 West Craigbank Gardens,**  
Cults, Aberdeen, AB15 9AG

Offers over **£660,000**

**ledingham  
chalmers**  
estate agency





Lounge





Kitchen/diner/family room

**Most impressive detached modern property, elegantly combining contemporary modern fixtures and fittings to create a highly desirable home.**

- Most impressive, beautifully presented detached home
- Five spacious bedrooms, two with en-suite shower rooms
- Integrated double garage and driveway
- Low maintenance front garden
- Superb south west facing rear garden with patio
- Situated in the popular residential area of Cults



Kitchen/diner/family room



**Five** beds.



**Three** bathrooms.



**Two** public rooms.

**14 West Craigbank Gardens is an impressive, detached modern property, forming part of an exclusive CALA Homes development in the sought-after area of Cults to the west of Aberdeen.**

The property seamlessly blends a sophisticated neutral colour palette with high-end fixtures and fittings, offering a contemporary yet warm and inviting atmosphere. A standout feature of the home is the striking Tom Dixon and Foscarini lighting, available by separate negotiation, which allows you to move in with the utmost of ease and style.

The quality of finish throughout is second to none and harmonious with CALA's reputation as one of the country's leading house builders. Viewers will undoubtedly be impressed by the oak veneer doors, stair case with oak varnished handrail and enhanced ceiling height of 2.6m on the ground floor.

To the front of the property is a beautifully proportioned lounge, offering a comfortable and inviting space to relax. The room enjoys triple aspect views over the garden and beyond, onto the well-tended green space, creating a peaceful and tranquil atmosphere.

At the rear is the fantastic, bright and extremely spacious open plan kitchen / diner / family room which forms the heart of the home. There is plenty of space for both a dining area and seating area, in addition to patio doors which open directly onto the south west facing garden. The kitchen is fitted with sleek German wall and base mounted units with plenty of worktop space including a peninsula which is an ideal spot for informal dining or socialising. The current owner upgraded the standard worktop to Dekton worktops to create a high standard of finish with durability at its core, making it ideal for busy family life.



Bedroom



En-suite





Bedroom



Bedroom

Siemens integrated appliances comprise; eye level double oven, induction hob, extractor hood, full unit fridge, full unit freezer, combination microwave and dishwasher. Adjacent to the kitchen is the utility room, which houses the washing machine and tumble dryer, with a sink and additional storage. This room also provides access to both the garden and double garage. The garage is of double proportions, with electric up and over double door and electric car charger.

A handy WC and several storage cupboards are also located on the ground floor for added convenience

On the first floor, you'll find five well-proportioned bedrooms, all of which are carpeted in soft, neutral colours and feature fitted wardrobes. The sumptuous principal bedroom benefits from a gorgeous en-suite shower room, complete with a spacious shower cubicle, WC, and double sink. The second double bedroom also boasts its own en-suite shower room. There are three further bright bedrooms, all served by a family bathroom featuring a bath, separate shower, WC, and wash hand basin. All bathrooms and en-suites have been fitted with high quality Villeroy & Boch sanitary ware.

Externally, there is a front garden, path to the front door and a driveway up to the garage. To the rear, the south west facing garden is charming and well maintained, with two separate patio areas and a generous lawn area, ideal for outdoor relaxation and entertaining. There is also a side gate providing access to the front of the property.

Included in the sale are the integrated appliances, curtains and curtain rails, TV fixtures, and the electric car charger. The sofa in the lounge, robotic lawn mower, Tom Dixon and Foscarini light fittings, and shelving in the garage are available by separate negotiation.



Accommodation

Lounge	15'7" x 15'4"	4.75m x 4.67m
Kitchen/diner/family room	36'6" x 15'10"	11.13m x 4.83m
Bedroom	15'10" x 16'5"	4.83m x 5.01m
En-suite	7'2" x 13'2"	2.18m x 4.01m
Bedroom	16'4" x 10'2"	4.98m x 3.1m
Bedroom	10'3" x 13'2"	3.12m x 4.01m
En-suite	6'0" x 8'2"	1.83m x 2.49m
Bedroom	12'10" x 10'2"	3.91m x 3.1m
Bedroom	8'8" x 10'2"	2.64m x 3.1m
Bathroom	10'11" x 7'8"	3.33m x 2.34m
Garage	19'9" x 17'11"	6.02m x 5.46m



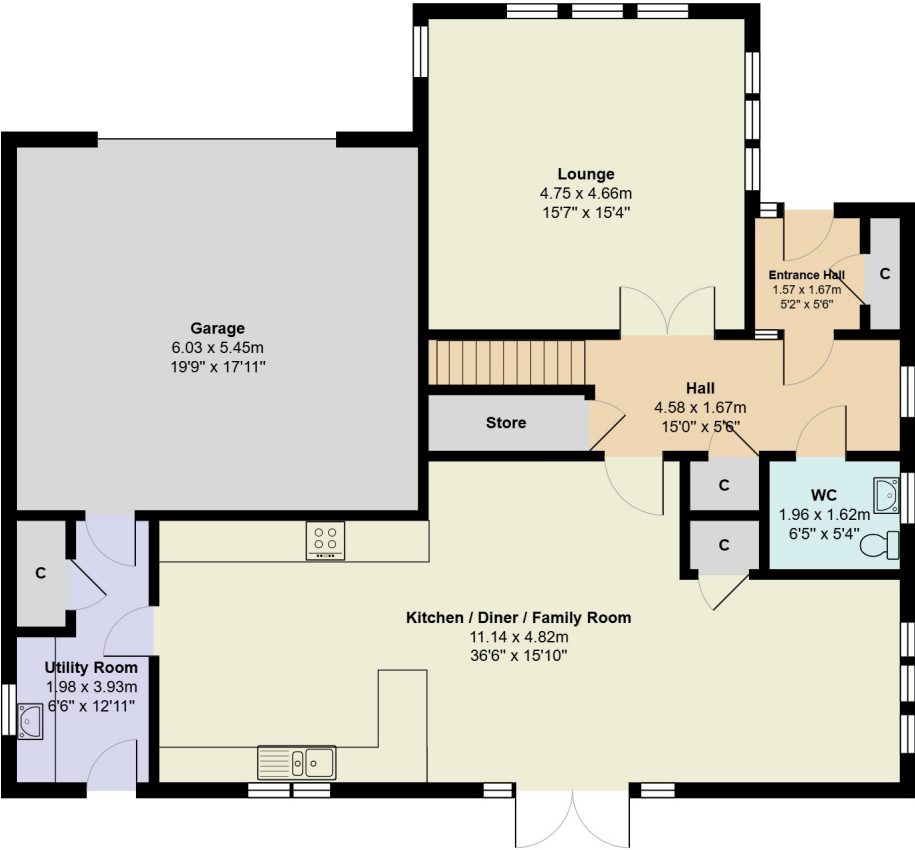
Bathroom



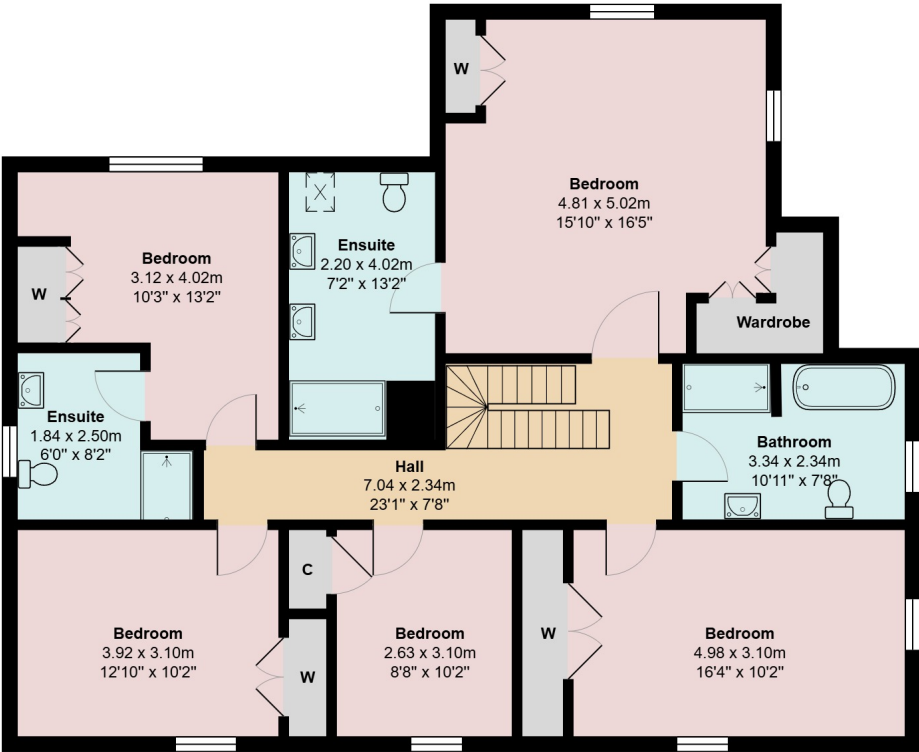
Rear extension

Floorplan

14 West Craigbank Gardens



Ground Floor



First Floor

## Directions

From Aberdeen, follow Craigton Road towards Cults, keeping right as the road becomes Craigbank Drive. Turn right into West Craigbank Crescent, and then take the next right onto West Craigbank Avenue. Continue straight ahead and take the third road on the right onto West Craigbank Gardens, where No. 14 is located on the left-hand side, as indicated by our For Sale sign.

## Location

Situated in the heart of Cults, this property enjoys an enviable position close to top-rated schools, including Cults Primary School and Cults Academy (one of Scotland's leading secondary schools). The location also offers convenient access to local shops, cafes, and public transport links, as well as easy routes into Aberdeen City via the AWPR. The surrounding area boasts scenic green spaces, including Allan Park, a popular spot for outdoor activities such as walking and cycling, with close proximity to Deeside Golf Club and the Royal Deeside Railway Line.

## 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.