



82 Kirk Brae,
Cults, Aberdeen, AB15 9QQ

ledingham
chalmers
estate agency



Bedroom



Bathroom

**82 Kirk Brae,
Cults, Aberdeen, AB15 9QQ**

**Spacious two bedroom, detached dwelling
with single garage**

- Sought-after location
- Blank canvas, ideal for an individual looking for a project
- Two Bedrooms with built in storage
- Bright and spacious Lounge with dual aspect
- Fully fitted Kitchen
- Within close proximity to shops and amenities



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this two bedroom detached family home, located in the desirable suburbs of Cults. Within close proximity to local shops and amenities this truly is a desirable location.

Although requiring a degree of modernisation the property provides spacious accommodation throughout and offers a unique opportunity for any discerning buyer who wishes to put their own stamp on a property.

The property is entered into the welcoming hallway this provides access to all ground floor accommodation and the houses the stairwell to the upper level.

The bedrooms are located on the ground floor, there are two double bedrooms both benefit from a rear aspect and built in wardrobes.

Completing the ground floor accommodation is the bathroom comprising shower over bath, wc and wash hand basin.

Sure to impress viewers is the sizeable lounge which is located at the top of the stairs, with multiple windows natural light floods the room and plentiful space is afforded for free standing furniture as desired. There is also a useful storage cupboard.

The kitchen is also a sizeable room with a wide range of built in wood effect units, complimenting work tops and tiled splashback.

Completing the internal accommodation is the cloakroom which is conveniently located on the first floor and comprises of wc and wash basin.

To the rear there is a single garage offering fantastic storage and parking.



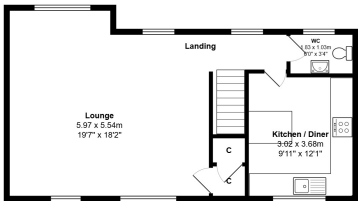
Lounge



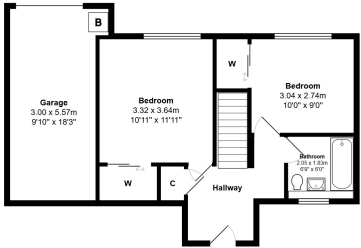
Kitchen

Accommodation and plans

Bedroom	10'11" x 11'11"	3.33m x 3.63m
Bedroom	10'0" x 9'0"	3.05m x 2.74m
Bathroom	6'9" x 6'0"	2.06m x 1.83m
Lounge	19'7" x 18'2"	5.97m x 5.54m
Kitchen/Diner	9'11" x 12'1"	3.02m x 3.68m



82 Kirk Brae



Directions

Leaving Aberdeen via the A93 North Deeside Road travel to Cults. At the traffic lights turn right up Kirk Brae and follow the road up the hill, the house will be on your right hand side.

Location

Cults is a prestigious suburb lying approximately four miles to the west of Aberdeen city centre, popular with families, and on a direct route to Royal Deeside. Local amenities are well catered for within the area, and these include reputable pre-school nurseries, primary and secondary schools, a range of sporting and recreational facilities, an interesting variety of independent shops and cafes, a popular hotel, and good public transport links. The property is also ideally placed within easy reach of the expanding office and industrial complexes at both Kingswells and Westhill, as well as the numerous outdoor and leisure pursuits available in Royal Deeside. The AWPR is a short drive away giving easy access to North and South Aberdeenshire and beyond.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.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.