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FLAT 11, NETHERBY APARTMENTS, 1 NETHERBY ROAD, CULTS, AB15 9HL



**Two Bedroomed Ground Floor Apartment with
Conservatory and Designated Parking Space**

OFFERS OVER
£219,000

Accommodation Overview

Entrance Vestibule, Reception Hall, Lounge, Dining Kitchen, Conservatory, Two Double Bedrooms and Shower Room. Designated Parking Space.

This ground floor two bedroomed apartment with conservatory and designated parking space forms part of an exclusive residential development set within mature private grounds in the much sought after area of Cults. The property is light and airy with well proportioned rooms and enjoys beautiful views over the sizeable landscaped gardens. The accommodation comprises an entrance vestibule and spacious reception hallway with excellent built-in storage facilities. The superb lounge retains elegant period detail with ornate corning, impressive fireplace and a stunning curved bay window. Doors from the lounge continue to both the dining kitchen and conservatory creating a harmonious flow. Both double bedrooms feature extensive built-in fitted wardrobes and completing the layout is a modern shower room. Externally, the property boasts a private west facing terrace conveniently accessed from the kitchen and views over the stunning garden grounds. With the added convenience of a designated parking space to the front. This is a unique property of which internal inspection is highly recommended.



Entrance Vestibule

The inviting entrance vestibule is bright and spacious with full height cloak cupboards and an additional cupboard housing the central heating boiler.

Reception Hall

The spacious hallway leads onto the accommodation and there are two further storage cupboards located here.

Lounge

7.24m x 5.00m (23'7" x 16'4") approx.

This generously proportioned and elegant lounge retains grand period detail with decorative frieze and ceiling, a stunning traditional fireplace with wooden surround incorporating mirror above and a curved bay window looking onto the garden grounds. Doors either side of the fireplace open to the conservatory and kitchen.



Dining Kitchen

4.91m x 3.10m (16'1" x 10'1") approx.

Full height windows create a garden feel in the kitchen and doors lead out to a private west facing terrace and a further door opens into the conservatory. Fitted with a range of wood style wall and base units and high level cream wall units providing additional storage facilities. Appliances include an electric hob, oven, concealed extractor, full height freezer and free standing fridge and washing machine.

Conservatory

5.34m x 3.56m (17'5" x 11'6") approx.

Beautiful light filled conservatory in a garden setting, and idyllic relaxation space with doors leading out to the garden grounds.

Double Bedroom 1

4.38m x 4.00m (14'3" x 13'1") approx.

Thai great sized double bedroom features a bay window and extensive built-in wardrobes providing an abundance of shelving and hanging storage space.



Double Bedroom 2

3.46m x 3.63m (11'9" x 11'3") approx.

Pleasant double bedroom also benefitting from a built-in wardrobe and an additional shelved storage cupboard.

Shower Room

2.37m x 1.78m (7'7" x 5'8") approx.

Modern shower room fitted with w.c, pedestal wash hand basin and shower enclosure. With tiling and aqua panelling, there is a chrome heated towel rail.

Outside

Accessed from the kitchen is the private west facing terrace and the property has the use of the shared extensive delightful mature garden grounds which are beautifully maintained. A designated parking space is located to the front.



Location

Cults is a highly desirable suburb approximately 4 miles to the south west of Aberdeen city on the main route to Royal Deeside. There is a variety of sporting and leisure pursuits nearby including golf courses, sports clubs and woodland walks along the Old Deeside Railway Line. Education is catered for in the area with various private schools available in the city centre. Cults also provides easy commuting to Westhill, Dyce and Aberdeen Airport.

Notes

Gas central heating. Double glazing. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains, blinds and appliances.

Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/CM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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