

# Raeburn Christie Clark & Wallace

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**59 ABBOTSHALL DRIVE, CULTS, ABERDEEN, AB15 9JJ**



**Beautiful Two Public/Three Bedroomed  
Semi Detached Home with Garage**

OFFERS OVER  
**£330,000**

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## Beautiful Two Public/Three Bedroomed Semi Detached Home with Garage

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### Accommodation Overview

**Entrance Hallway, Cloakroom, Lounge, Kitchen/Dining Room on Open Plan and Utility Room. Upper Floor: Two Double Bedrooms, Single Bedroom and Family Bathroom. Integral Garage. Gardens.**

Situated in the popular residential suburb of Cults, we are pleased to offer for sale this attractive three bedroomed semi detached dwellinghouse with single garage and mature gardens. This contemporary home has attractive living space, ideal for modern living and also benefits from the modern convenience of gas central heating and uPVC double glazing. Upon entering the property, the welcoming hallway gives access to all accommodation and a carpeted staircase leading to the upper floor. The lounge is situated to the front featuring a large bay window and an attractive fire. French doors lead to the dining room which is on open plan with the modern kitchen which is fitted with a range of gloss units and integrated appliances and patio doors leading out to the garden. There is a spacious utility room with access to the garden and integral garage. Completing the ground floor accommodation is the handy cloakroom. The upper accommodation comprises of two spacious double bedrooms, a good sized single bedroom and the family bathroom. There is also the added benefit of the floored loft offering great storage space. To the front of the property, there is a loc-bloc driveway providing off-street parking which leads to the garage. The enclosed rear garden is laid to lawn with a patio area and offers a high degree of privacy.





## Hallway

Welcoming entrance hallway accessed via a uPVC exterior door with wood effect flooring, low level cupboard housing the electric meter and understair storage cupboard. Carpeted staircase leading to the upper floor. Radiator.

## Cloakroom

White two piece suite comprising w.c. and wash hand basin. Wall tiles to dado height and extractor fan.

## Lounge

**4.60m x 4.10m (15'1" x 13'5") approx.**

Attractive main public room featuring a large front facing bay window, attractive gas fire with alcoves and ceiling coving. French doors lead to the kitchen/dining room. Carpet. Radiator.



## Kitchen/Dining Room

**6.22m x 4.75m (20'5" x 15'7") approx.**

This is an ideal area for entertaining with the kitchen fitted with a range of white gloss wall and base units with co-ordinating work surface and stainless steel sink with mixer tap, together with splashback. Integrated appliances include a five ring gas hob with stainless steel chimney hood, eye-level oven, washing machine, fridge/freezer and dishwasher. The dining area is fitted with a tall radiator and ceiling spotlights, together with patio doors leading out to the garden. There is also a window from the kitchen overlooking the garden and access to the utility room.

## Utility Room

**4.17m x 2.70m (13'8" x 8'10") approx.**

Currently fitted with an abundance of high and low level cupboards with co-ordinating work surface, this handy utility room is fitted with carpeted floor tiles and a radiator, together with a uPVC window and door leading out to the garden. There is also access to the integral garage.



## Upper Floor

A carpeted staircase leads to the upper accommodation and a side facing window allows an abundance of natural light into the hallway. There is also access to the loft which is floored and fitted with a Ramsay ladder and light.

## Master Bedroom

**3.78m x 3.68m (12'5" x 12'1") approx.**

Exceptionally spacious double bedroom featuring a large front facing window and benefiting from an abundance of built-in wardrobes with sliding doors. Laid with carpet and radiator.

## Bedroom 2

**3.60m x 3.28m (11'10" x 10'9") approx.**

Further double bedroom with a rear facing window, laid with carpet and fitted with a radiator. The fitted wardrobes will remain.

## Bedroom 3

**2.62m x 2.00m (8'7" x 6'7") approx.**

This good sized single bedroom is fitted with a side facing window, laid with carpet and radiator.



## Bathroom

**2.41m x 2.13m (7'11" x 7'0") approx.**

Well proportioned family bathroom comprising a white three piece suite with w.c., wash hand basin set within a vanity unit and bath with shower over, together with splashback tiling. Ceramic floor tiles. Ceiling spotlights. Heated towel rail. Shaver socket. There is access to eaves storage. The bathroom has large rear facing window.

## Single Garage

Single integral garage benefiting from a remote up and over door, power and light. Access leading directly into the utility room.

## Outside

To the front, there is a loc-bloc driveway providing off-street parking for two cars which leads to the garage. There is an area planted with a variety of mature shrubs and bushes. To the rear, the garden offers a high degree of privacy and is laid to lawn with variety of plants, shrubs and bushes and path leading to the bottom of the garden.

## 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. uPVC double glazing. EPC=E. Included in the sale price are all floor coverings, blinds and light fittings, together with all integrated appliances.

## Viewing

Please telephone 07774 818521 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/TC/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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