



**44 KIRK BRAE  
CULTS, ABERDEEN, AB15 9QQ**

**OFFERS OVER  
£240,000**

**WELL PRESENTED TWO BEDROOM END TERRACED HOME**

- DESIRABLE LOCATION
- GENEROUSLY PROPORTIONED ACCOMMODATION
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- PARKING FOR TWO CARS
- BEAUTIFUL PRIVATE GARDEN
- MUTUAL WOODLAND AREA TO REAR
- EPC RATING – E

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## DESCRIPTION

We are delighted to bring to the market this well presented two bedroom end terraced home with generously proportioned accommodation spanning over three floors. Externally the property boasts a low maintenance garden to the front and an integral garage, off-street parking for two cars and a beautifully maintained exclusive garden area to the rear. The rear garden gives access to a mutual woodland shared by this and another nine property owners. Viewing is an absolute must to see the location, accommodation and outdoor space on offer.

The accommodation comprises: Entrance hallway with stairs to the first floor and a door to the lounge; The lounge is an inviting and spacious room with a bay window to the front, it has ample space for a table and chairs as well as soft furnishings and other items of free-standing furniture, it has a gas fire set in a stone surround and hearth, a door connects the lounge to the kitchen; The dining kitchen was fitted by Drumoak Kitchens and it comprises of cream and dark wood base and wall units including a breakfast bar with storage beneath, contrasting black polished granite worktops, integrated appliances comprise of a five ring gas hob with an extractor fan above, eye level double oven and a dishwasher, the free-standing washing machine in the kitchen will remain, from the kitchen a door leads to a staircase down to the lower ground floor level where a utility room is conveniently situated next to the external rear door, it is fitted with base and wall units for additional storage and there is a free-standing tumble dryer which will remain; As well as the utility room there are three storage rooms on the lower ground floor, they provide a variety of storage options and two of them have lighting; The first floor offers two bedrooms, both have space for free-standing furniture and bedroom one also has a built-in wardrobe, bedroom one is a spacious double room at the front and bedroom two is a generously sized single room with a stunning view over the garden and woodland; A family bathroom completes the accommodation and it comprises of a bath with a shower above, W.C., wash hand basin and a window.

### Accommodation

Lounge	4.36m x 5.51m
Kitchen	5.52m x 3.05m
Bedroom One	4.37m x 3.76m
Bedroom Two	3.33m x 3.35m
Bathroom	2.21m x 1.99m
Utility Room	2.09m x 6.51m
Lower Ground Floor Store Room	3.10m x 3.60m

**Outside:** To the front is a low maintenance area of garden which is laid to stone chips and bordered by a stone wall with a gate and pathway leading to the front door. A shared driveway goes along the gable end round to the rear of the property where there are two exclusive parking spaces and an integral single garage with an up-and-over door, water tank, gas boiler, power and lighting. Across the shared driveway is a beautifully maintained exclusive fully enclosed garden which is mainly laid to lawn with a drying area, mature shrubs, floral borders, bushes, trees and a gate out to a wooded area which is mutual to ten homes.

Cults is a highly desirable, fashionable village with an abundance of amenities on offer including a variety of shops, banks, health care facilities, primary and secondary schools and the International School is within easy commuting distance. Cults is ideally located for easy commuting to Westhill, Dyce and Aberdeen Airport as well as Aberdeen city centre.

## ENTRY

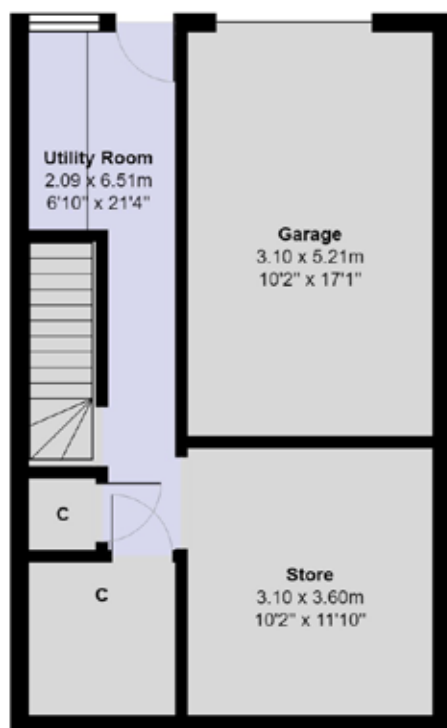
By arrangement.

## VIEWING ARRANGEMENTS

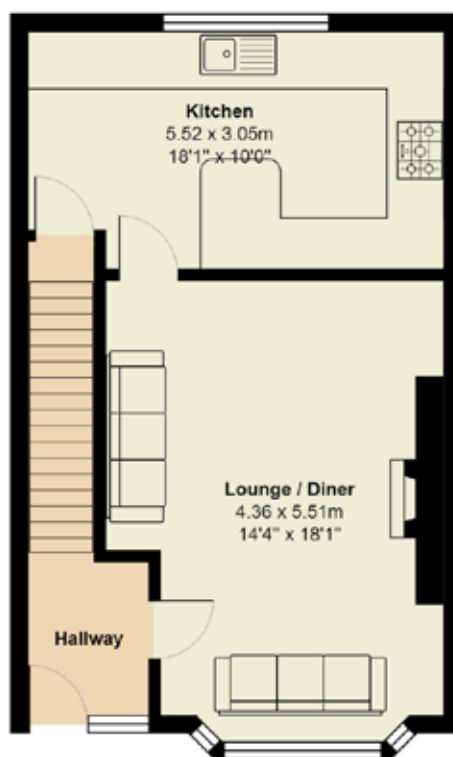
Telephone selling agents 01224 572777.

## DIRECTIONS

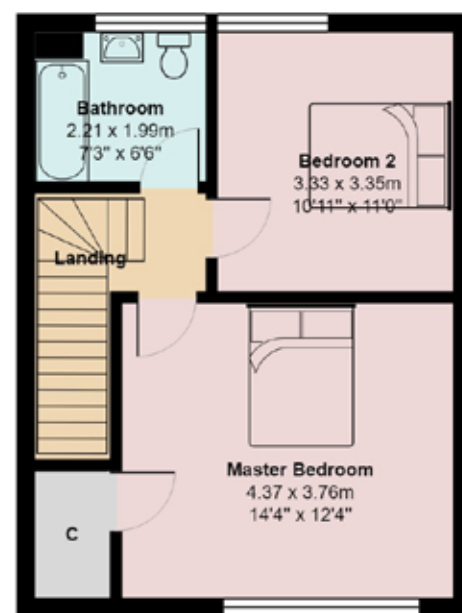
Travel west from the city on the A93 North Deeside Road. Enter Cults and after the traffic lights turn right onto Kirk Brae and number 44 is on the right hand side.



**Basement**



**Ground Floor**



**First Floor**