



UNIQUE DETACHED DWELLINGHOUSE

BROOKLINN HOUSE
DEN OF CULTS, CULTS
ABERDEEN, AB15 9SJ

VESTIBULE & HALL
LOUNGE/DINING ROOM
DINING KITCHEN
SNUG
FAMILY/GARDEN ROOM
MASTER BEDROOM/EN-SUITE
3 FURTHER BEDROOMS
BATHROOM & SHOWER ROOM
GARAGE
GAS CH/DG/INTRUDER ALARM
GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£595,000

We have pleasure in offering for sale this unique, detached dwellinghouse which is set within an idyllic terraced garden, located in the prestigious westerly suburb of Cults. Situated in a quiet residential lane, yet within a short walk of a wealth of local amenities, this enviable family home offers particularly spacious and versatile accommodation spanning ground and lower ground floor levels, with most of the windows facing either south or west and offering pleasant leafy views. Enjoying the comforts of gas fired central heating with new "Worcester" boiler, double glazed windows, an intruder alarm system, CCTV security camera, generous built-in storage facilities, and a larger than average single car garage, in recent years the ground floor bathroom has been upgraded and boasts quality white sanitary ware with jacuzzi bath. Fresh décor has also been applied and new flooring laid in certain rooms, and the ground floor accommodation comprises: entrance vestibule and reception hall; instantly appealing open-plan lounge/dining room with dual aspect windows overlooking the mature gardens; fabulous designer kitchen boasting a comprehensive range of quality Italian units, granite work surfaces, and quality appliances and offering ample space for dining; stylish upgraded bathroom; and spacious master bedroom which benefits from a walk-in closet and built-in wardrobe, whilst enjoying the luxury of an en-suite shower room. At lower ground floor level there are three further good sized double bedrooms, one with wall-to-wall mirror fronted wardrobes, and another with fitted drawer units along one wall. This floor also hosts two large public rooms, one benefiting from a walk-in cupboard, and the other with french doors opening onto an elevated wooden deck; and an attractive shower room fitted with traditional style suite, and a utility cupboard which houses the laundry equipment. At the front of the home there is a convenient off-street parking space on a loc bloc driveway in front of the garage. The fully enclosed rear garden enjoys a particularly relaxing ambience with the sound of the burn water flowing well below the landscaped terraces. The large wooden deck is ideal for al fresco dining whilst there are further private seating areas within a sheltered paved patio, and Japanese themed garden. Borders surround a centralised lawn with established peony roses, azaleas and clematis providing a vibrant splash of colour. Included in the sale are all fitted floor coverings, window blinds, light fittings and quality white goods in the kitchen, and interior viewing of this most desirable property is strongly recommended.



LOCALITY

Cults is a prestigious suburb of Aberdeen lying approximately 4 miles to the west of the 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, a variety of specialist shops and cafes, a popular hotel with renowned restaurant, and good public transport links. The property is also ideally placed within easy reach of the business parks at both Kingswells and Westhill, as well as the numerous outdoor leisure pursuits available in Royal Deeside.

ENTRANCE VESTIBULE

Entered via a partially glazed, timber front door with side screen and benefiting from a built-in cloak cupboard which houses the intruder alarm control panel. Recessed downlighter. Hardwood flooring. Partially glazed door to hall.

RECEPTION HALL

Welcoming hallway displaying attractive décor complemented by hardwood flooring. Decorative radiator cover. Wall mounted coat hooks. Smoke detector. Telephone point. Recessed downlighters. Staircase to lower ground floor.

LOUNGE/DINING ROOM

27' x 18'7" approx

This instantly appealing room enjoys a particularly light and airy ambience with pleasant leafy outlook via the dual aspect windows. Boasting spacious proportions which can comfortably accommodate a range of both lounge and dining furniture, the neutral décor is enhanced by co-ordinating carpet, roller blinds and full length curtains with co-ordinating pelmets. Decorative radiator covers. TV aerial point with satellite connection. Two metal ceiling lights. Door to kitchen.

DINING KITCHEN

19'5" x 12'2" approx

Accessed from either the hall or the lounge, the fabulous designer kitchen is fitted with a comprehensive range of luxury Italian units in a cream finish, complemented by brushed steel handles, granite work surfaces and splashbacks. Stainless steel 1.5 bowl sink and drainer with mixer tap. A full range of quality "Neff" and "De Dietrich" appliances include: induction hob with stainless steel extractor canopy above; electric oven/grill; combination microwave oven; dishwasher; and American style fridge/freezer. Tall chrome ladder style radiator. Telephone point. Lighting is by several recessed downlighters and the ceramic floor tiles are under-floor heated. Roller blinds are fitted to the front facing windows, which draw in a good flow of natural light. Ample space for centralised dining table and chairs. Hatch access to floored loft space.

BATHROOM

Upgraded with quality sanitary ware in recent years, the stylish bathroom is fitted with a modern white suite, comprising: wc; wash hand basin on pedestal with chrome mixer tap; and jacuzzi

bath with wet-wall splashback. Decorative wall panelling to dado height, and wood effect laminate floor with underfloor heating. Opaque front facing window fitted with roman blind. Surface mounted glass ceiling light.

MASTER BEDROOM

25'8" (at widest point) x 10'5" approx

This spacious bedroom benefits from generous storage within a walk-in closet and a built-in wardrobe which offer both hanging and shelving facilities. Ample floor space to accommodate a range of free standing furniture. Rear and side facing windows fitted with roller blinds and curtains on metal pole. TV aerial point. Bedside lights on dimmer control switch and several recessed downlighters. EN-SUITE: Smart, fully tiled shower room fitted with "Roca" sanitary ware in white, comprising: wc; wall-hung vanity cabinet incorporating wash basin with mixer tap; and glazed corner shower enclosure fitted with mains powered shower. Mirror fronted medicine cabinet above the wash basin. Chrome ladder style radiator. Chrome spotlight fitting. Opaque glass front facing window. Ceramic floor tiles.

LOWER GROUND FLOOR

A turned, carpeted staircase with carved spindle balustrade and contemporary glass light fitting descends from the hall to the lower ground floor. Understair storage cupboard. Decorate radiator cover. Telephone point. Smoke detector. Ornate metal ceiling lights. Laminate flooring. REAR VESTIBULE: With partially glazed door to elevated wooden deck.

SNUG

20' x 10'4" approx

Versatile room overlooking the elevated wooden deck at the rear of the property, and benefiting from a walk-in shelved cupboard with light. TV aerial point. Several recessed downlighters. Partially glazed double doors to family room. Laminate wood flooring.

FAMILY/GARDEN ROOM

22'3" x 16' approx

Bright and spacious room offering a leafy outlook to the rear, with access to the elevated wooden deck via partially glazed french doors. Wall lights and spotlight fitting. Full length curtains. Solid wood flooring.



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SHOWER ROOM

Spacious shower room fitted with traditional style fittings, including: wc; wash hand basin on pedestal with mixer tap; and glazed corner shower enclosure fitted with mains powered shower with fixed and flexible shower heads. Decorate wall panels to dado height. Illuminated mirror above the wash basin. Extractor fan and recessed downlighters. Chrome radiator/towel warmer. Utility cupboard housing laundry equipment. Ceramic tiling within the shower enclosure and to the floor.

DOUBLE BEDROOM 2

13'6" x 10'9" approx

This rear facing double bedroom is fitted with drawer units under the window. Co-ordinating carpet and curtains fitted to wooden pole. Several recessed downlighters. Decorative radiator cover.

DOUBLE BEDROOM 3

17'9" x 11' approx

Again overlooking the rear of the property, this double bedroom boasts wall-to-wall, mirror-fronted wardrobe fitted with hanging rails and shelf. Brick effect accent wall and co-ordinating laminate wood flooring. Contemporary ceiling light on dimmer control switch. Telephone point.

DOUBLE BEDROOM 4

16'2" x 10' approx

This bright, side facing double bedroom affords ample floor space for free standing furniture. Neutral decor and carpet, with contrasting curtains fitted to wooden pole. TV aerial point. Two ceiling pendants controlled by dimmer switch.

OUTSIDE

The front garden is laid mainly in loc bloc to provide a convenient off-street parking space and access to the garage. The remainder hosts a variety of established shrubs, with access to the rear via gates at both side of the property. Water tap. Bin store. The fully enclosed rear garden is terraced and surrounded by tall, mature trees which provide a good degree of seclusion and privacy. The elevated wooden deck, accessed via the family/garden room, enjoys a west facing aspect and affords an ideal space for outdoor relaxation. There is a garden swing below the deck, and a tranquil Japanese themed garden also with seating. The lower terrace features a central lawn and boasts an array of colourful plants including peony roses, azaleas, stunning clematis and a neatly manicured hedge. Sheltered paved patio with climbing ivy and retractable clothes dryer. Outside lighting.

GARAGE

Larger than average single car garage with remote control up-and-over, front door, power and light. Storage within loft space, power and light.

DIRECTIONS

Travel in a westerly direction from Aberdeen to Cults via North Deeside Road. On approach to Cults turn left onto Station Road, which is opposite The Cults Hotel. Brooklinn House is the first house on the left hand side of the road.

VIEWING

Contact Selling Agents

Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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