

22 Craig Gardens

CULTS, ABERDEEN, ABERDEENSHIRE, AB15 9TN



*Spacious two-bedroom end terrace with
off-street parking and garage*



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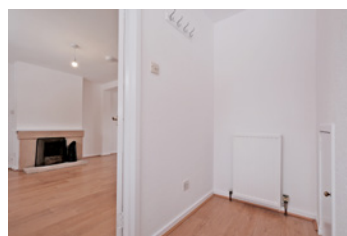


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McEwan Fraser Legal is delighted to offer for sale number 22 Craig Gardens, a two-bedroom end terrace dwelling with off-street parking and a detached garage. Located in a desirable location in the prime residential suburb of Cults. Offering spacious accommodation over two levels, with the rooms enjoying a light and airy ambience throughout. Further benefiting from a recent redecoration throughout in a fresh neutral tone with a gas-fired central heating system, fully double-glazed windows and exterior doors, and generous built-in storage facilities.

THE LOUNGE



Entry to the home is via a light-filled hallway where there are wall-mounted coat hooks and a cupboard housing the electricity meter and fuse box. The spacious lounge has dual aspect windows and is flooded with natural light, with ample space to accommodate both lounge and dining furniture. A working original fireplace provides a pleasing focal point and completes this room.

THE KITCHEN



The kitchen is fitted with a range of base, wall and drawer units complemented by contrasting black work surfaces and white splashback. The fitted appliances to remain include an induction hob with overhead chimney-style extractor canopy and electric oven/grill below; washing machine; and fridge/freezer. A large cupboard in the kitchen houses the gas central heating boiler. The kitchen also allows access to the rear garden.





Uncarpeted stairs lead to the first floor. There are two very spacious double bedrooms, the one to the front being slightly larger and can comfortably accommodate a range of free-standing furniture whilst benefiting from hanging and shelving facilities within two built-in wardrobes. The rear-facing bedroom garden is of a similar size but only has one wardrobe. The bathroom is fitted with a modern three-piece unit with a mirror-fronted medicine cabinet above. Located above the bath is an electric shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



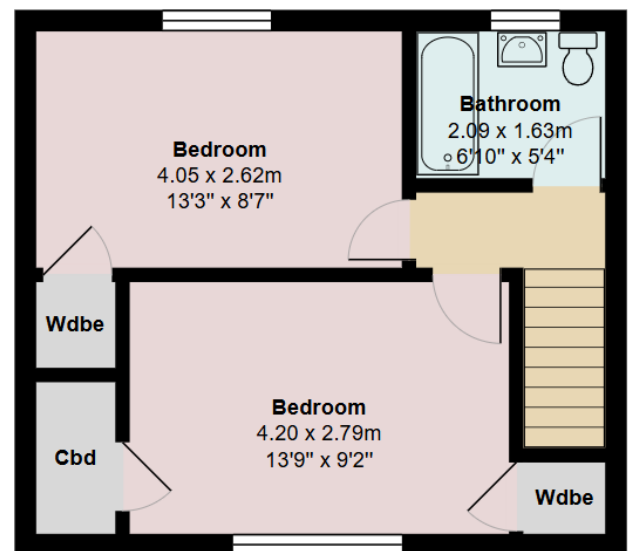
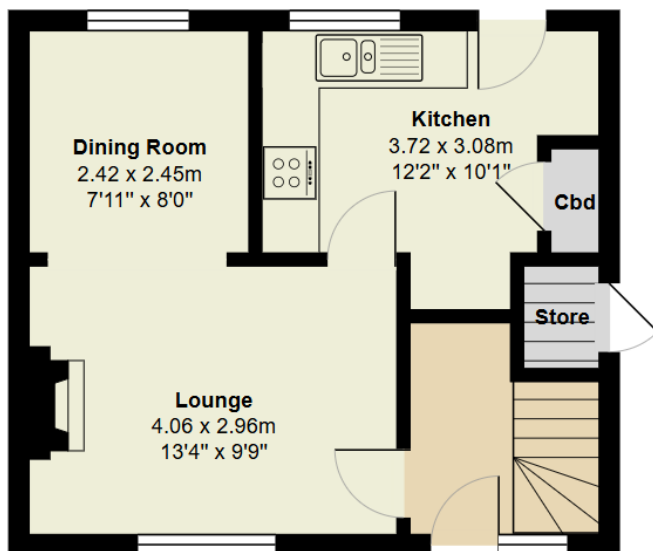
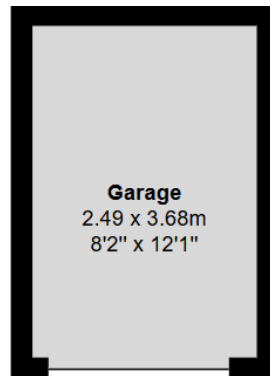
Off-street parking is available for two vehicles at the side of the property in front of the large detached garage. The front garden has pedestrian access via the shared driveway, laid mostly to lawn with borders of mature plants and shrubs. The rear garden is gated and has a high perimeter fence with borders containing mature shrubs and plants, with sporadic planting of seasonal flowers. A wooden decked area that requires some maintenance provides a fantastic spot for alfresco dining, entertaining and enjoying the sun and also provides a safe environment for those with children and pets alike.

This affordable home is set in a generous plot within a prime residential suburb close to all amenities and would suit the first-time buyer, a young family or a fantastic buy-to-let.

EXTERNAL

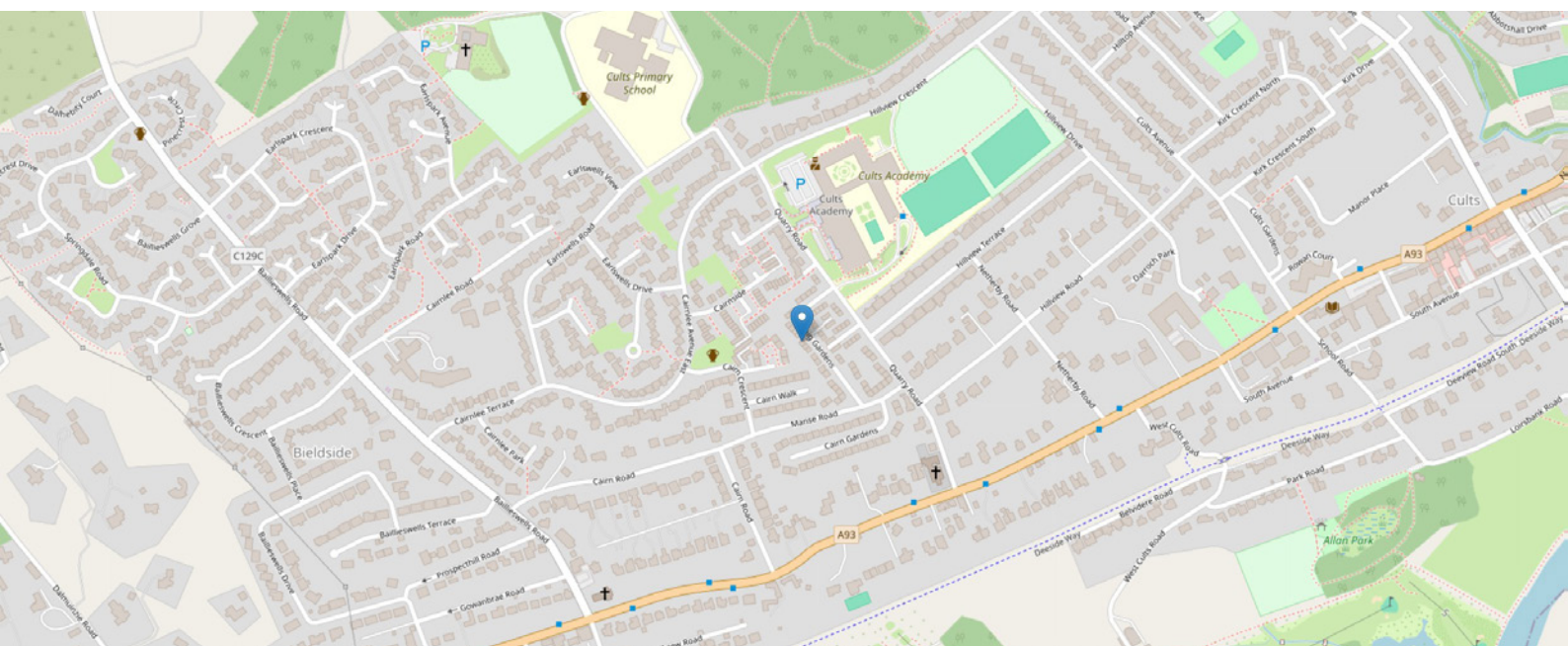


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: E



THE LOCATION

Located in the highly desirable suburb of Cults, conveniently located close to many arterial routes, including the AWPR (The Aberdeen Western Peripheral Route), ensures all business centres to the North and South of the city are easily accessible, and therefore ideally located for the professional employee. Fosterhill Health Campus, approximately 5 miles to the east, contains Aberdeen Royal Infirmary, Royal Aberdeen Children's Hospital, the internationally renowned Rowett Institute, and the medical campus for both local universities. Reputable nurseries and primary education are catered locally, with secondary and higher education available at Cults Academy (which is a short walk from this property), while the city's private schools are easily accessible.





Locally, the town of Cults offers a wealth of amenities, including a regular bus service to the city, shopping, health and leisure facilities, a library, and several highly regarded state and independent schools. With Royal Deeside on your doorstep, there is a choice of seasonal sports, leisurely or demanding walks, and stunning scenery. Although well served by local transport, if you are after a more leisurely commute into the city, there is a picturesque cycle route that runs alongside the River Dee.

The city of Aberdeen offers further excellent bus and rail service, with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen.



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