




McEwan Fraser Legal
Solicitors & Estate Agents
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CULTS, ABERDEEN, ABERDEENSHIRE, AB15 9DH



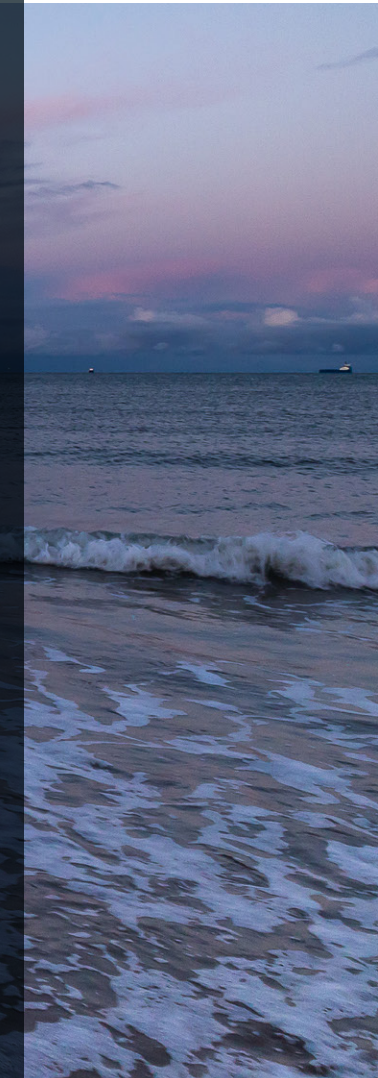
THE LOCATION

Cults, Aberdeen

Cults is a suburb on the western edge of Aberdeen. It lies on the banks of the River dee and marks the eastern boundary of Royal Deeside but is only a few miles west of the bustling city centre of Aberdeen. Cults, known for its historic granite housing, sits approximately six miles from the coast of the North Sea. Cults maintains village status and many of the societal structures found in a country village despite its proximity to the City which makes it the ideal life balance for commuters who enjoy some quiet downtime. There are various green spaces in Cults, the largest of these being Allan Park, a public park situated near the golf club and the River Dee. The park is also home to the Cults Cricket Club.

Cults is served by a variety of small shops, churches, modest-sized hotels and local eateries, mostly situated in the village centre along with some major high street chains as well.

The property is in the catchment of Cults Primary and Cults Academy (in top 5 state schools in Scotland).





McEwan Fraser Legal is delighted to present this 2 bedroom flat in the suburb of Cults, Aberdeen. The flat is set in a sought after quiet development. Inside, the property comprises of:

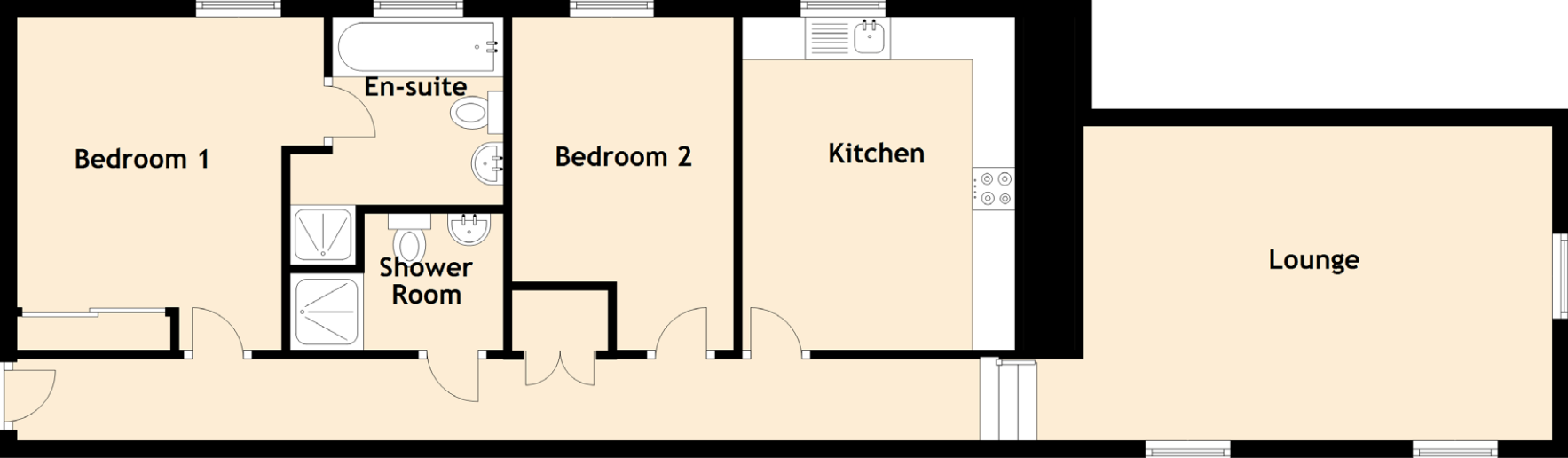
- Fully equipped separate kitchen
- Spacious split level living area which has small steps leading up to it with lots of natural light streaming in due to the number of windows, this is a feature throughout this property
- 2 bedrooms which include an en-suite to the master
- Family bathroom
- Limited loft access from bedroom cupboard

In addition to this, the property includes parking and well maintained communal areas. This is a rare opportunity to acquire a flat such as this in a fantastic location which is the perfect balance of a quiet retreat that is still only a few miles from the city centre.





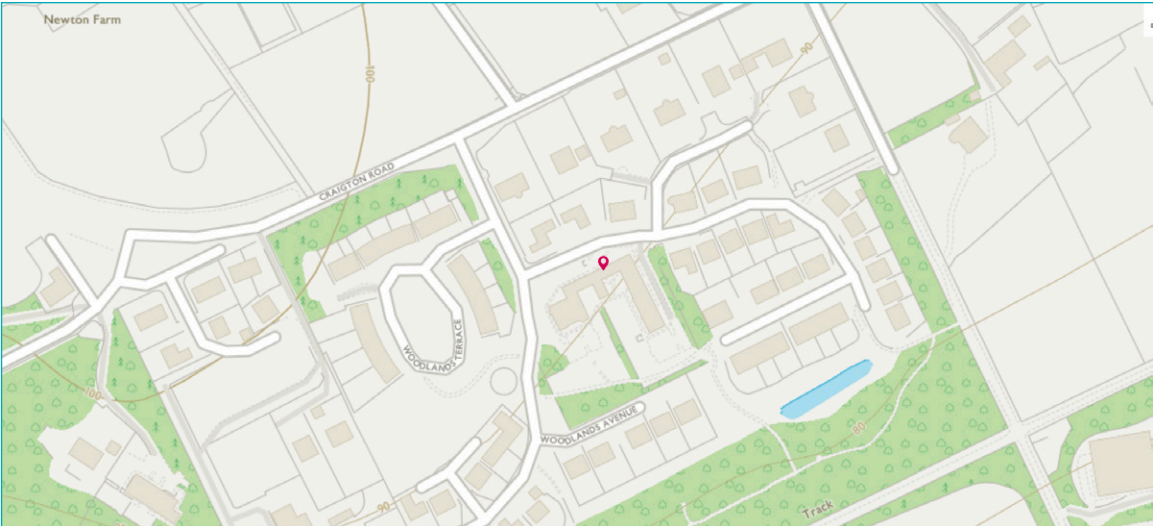
BEDROOMS, SHOWER ROOM & EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.30m (10'10")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Shower Room	2.50m (8'2") x 1.60m (5'3")
En-suite	2.20m (7'3") x 1.73m (5'8")

Gross internal floor area (m²): 85m²
EPC Rating: C





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