

5 Forest View Road

CULTS, ABERDEEN, ABERDEENSHIRE, AB15 9FQ



Recently completed in 2024 to the highest of specifications by the renowned Cala Homes group



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McEwan Fraser Legal is delighted to offer this exceptional two-bedroom mid-terrace dwelling. Built to the highest of specifications by the renowned Cala Homes in 2024. The present owners, during their short tenure, and before moving in, employed a reputable interior designer, and with the assistance of Cala Homes, fitted and upgraded the property with multiple luxury and desirable fitted and soft furnishings throughout.

The spacious accommodation over two floors enjoys the comforts of gas central heating, double-glazed windows, and an intruder alarm system with immaculate décor and floor coverings throughout.

THE LOUNGE

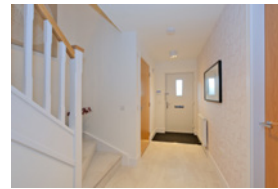


The property comprises: an entrance hallway with a large built-in cupboard and a cloakroom which is fitted with a two-piece suite. The well-appointed lounge is positioned to the rear of the property and can accommodate both living and dining furniture. The lounge is tastefully decorated and benefits from a large built-in cupboard and French doors which lead to the garden.

THE KITCHEN



The kitchen is positioned to the front and is fitted with multiple wall and base-mounted units, solid work surfaces, a stainless steel sink and drainer, surrounding splashback tiling, integrated appliances, and downlighters.



A carpeted staircase with a wooden balustrade leads to the upper landing, where you have a built-in cupboard and access to the loft. The master bedroom is situated to the rear and benefits from a large built-in wardrobe. A further lovely bedroom is positioned to the front and has a built-in double wardrobe. Centrally positioned is the bathroom, which is fitted with a three-piece suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



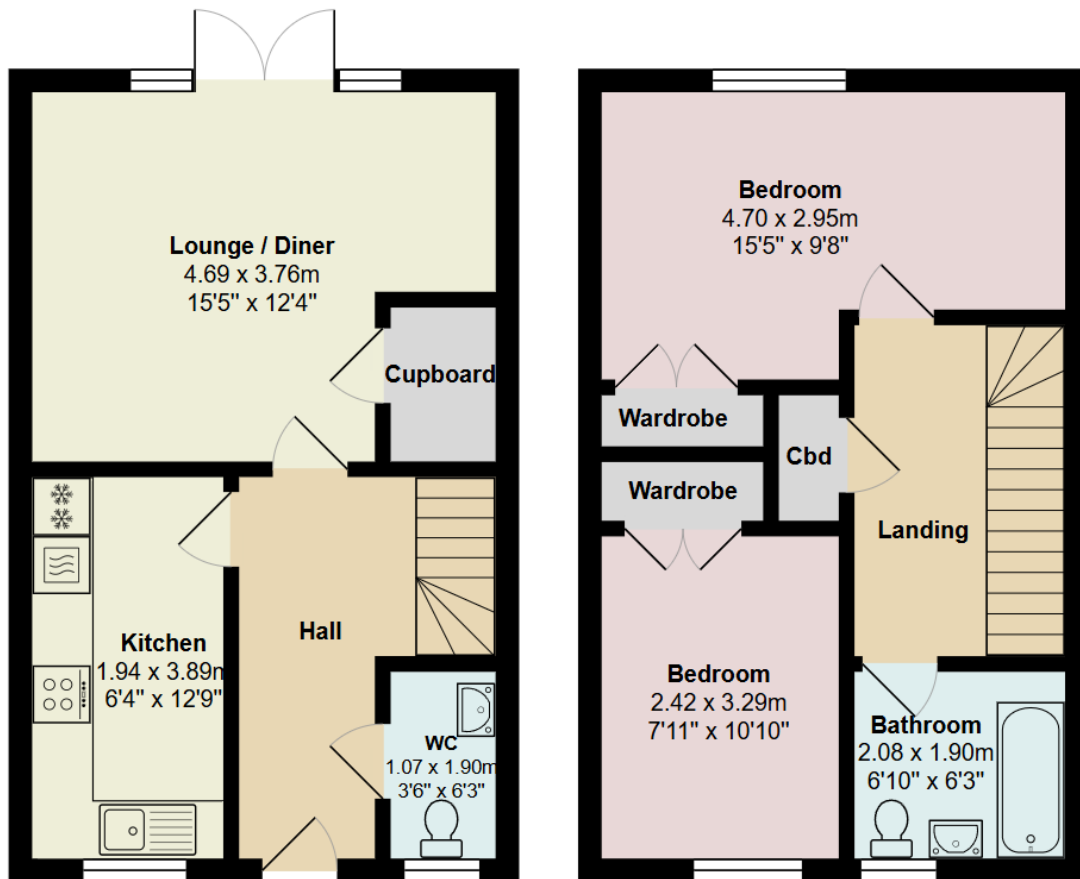
BEDROOM 2



To the front of the property, off-street parking is available on a private loc-bloc drive, a small area of lawn with sporadic planting of seasonal shrubs and plants. Exclusive additional parking for the residents and visitors is approximately 50 metres from the property. The rear garden is bordered by a high perimeter fence, accessed from a private lane at the rear or from the patio door of the lounge. Laid to lawn and provides a secure environment for children and pets, and is perfect for some al-fresco dining and entertaining.



FLOOR PLAN & DIMENSIONS

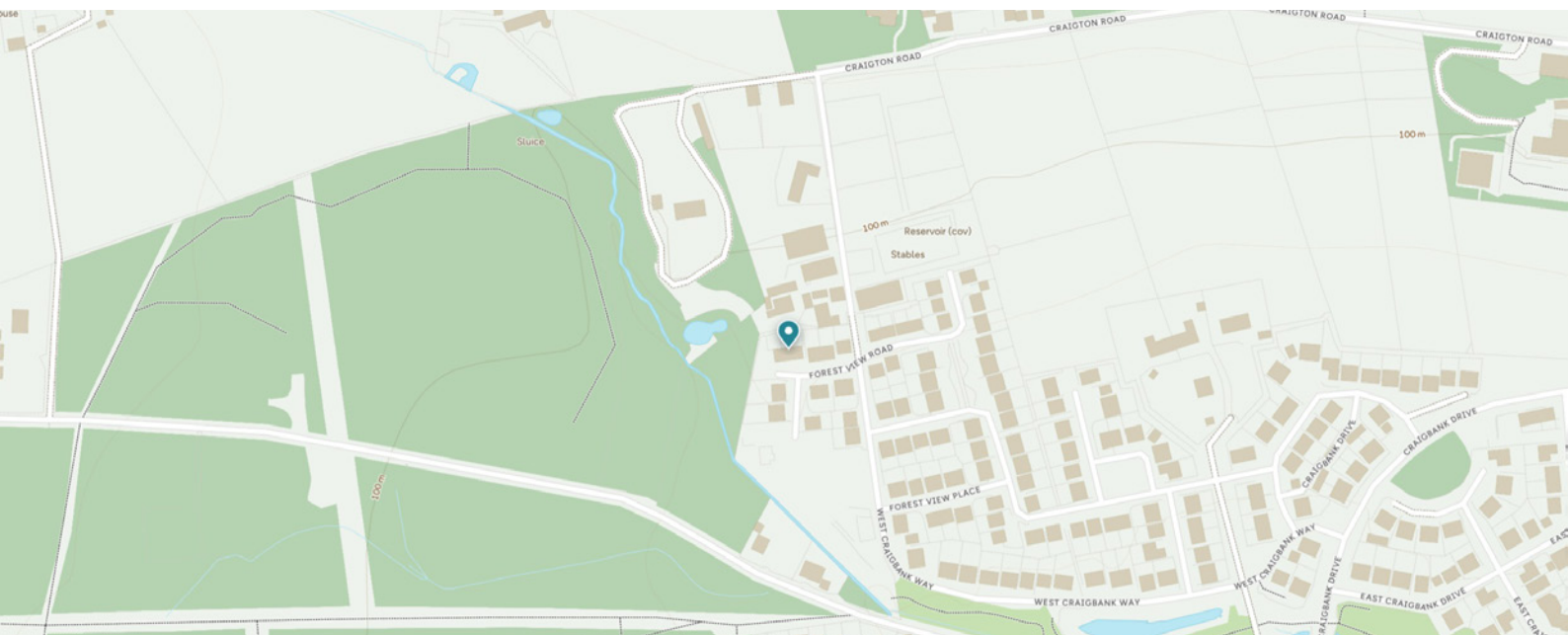


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: B

Extras: All floor coverings are included in the sale.

Services: Mains electricity, main drains, water, and gas central heating.



THE LOCATION

5 Forest View is conveniently located close to many arterial routes, including the AWPR (The Aberdeen Western Peripheral Route), which 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.





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Reputable nurseries and primary education are catered locally, with secondary and higher education available at Cults Academy, 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. To fully appreciate the location and impeccable standard of this property, it is an absolute must-see.



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Exchange
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