



**FLAT A, 49 KIRK BRAE**  
CULTS, ABERDEEN

# FLAT A, 49 KIRK BRAE, CULTS, ABERDEEN

Self-Contained ground floor flat with 2 double bedrooms,  
exclusive garden, and parking.

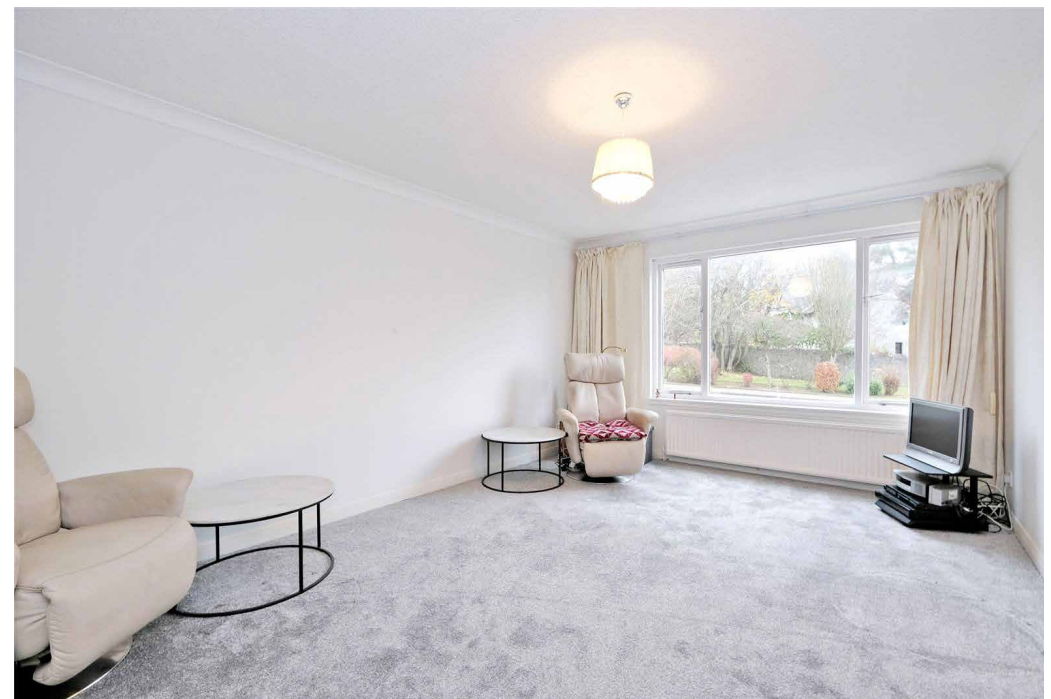
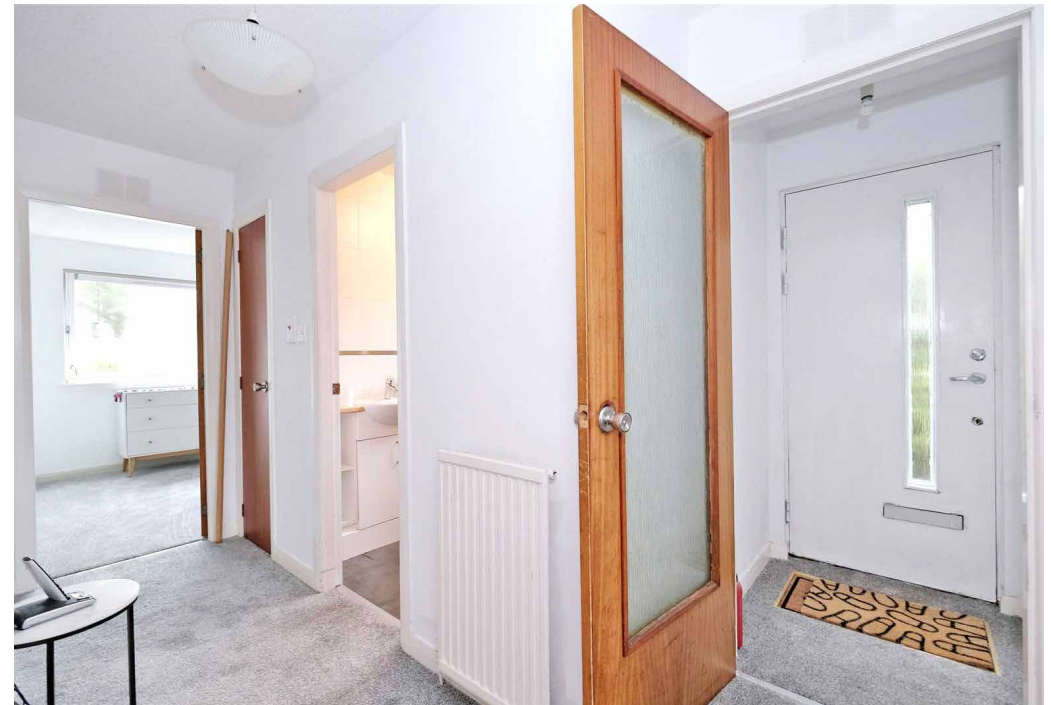
Aberdeen city 4 miles ■ Aberdeen Airport 10 miles

- 1 reception room. 2 bedrooms
- Highly desirable location
- New carpeting throughout
- Garden and parking.
- Ample storage and outside cellar
- Easy commute to many areas of the city

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 **OnTheMarket**





### SITUATION

Located in the sought after suburb of Cults to the west of Aberdeen, Kirk Brae is a central location. Cults is an extremely popular location with a range of amenities including independent and national shops, cafes, Costa Coffee shop and the ever-popular Cults Hotel. There are two pharmacies, and the local Doctors Surgery is very accessible. The local Tesco and Sainsbury's are both within walking distance for your everyday requirements. In addition, there are a range of local clubs and leisure activities with the tree lined old Deeside Railway line offering beautiful walks both east towards the city centre or west towards Deeside. The city centre with its wide range of shops and restaurants is a short 4 miles from Cults and provides all the leisure, recreational and entertainment facilities expected from the city. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

### DESCRIPTION

The property is a ground floor, self-contained, two-bedroom apartment and is a short walk from all the amenities Cults Village offers. Having been recently fitted with new carpets this is an ideal first time buy for those looking to take their first steps onto the property ladder or ideally the apartment would suit those looking to downsize. The accommodation comprises an entrance vestibule, hallway with two storage cupboards, large sitting room with picture window to the front garden, a fully fitted kitchen with plenty wall and base units and matching work tops, shower room and two double bedrooms. Both bedrooms are well proportioned, the rear larger bedroom has two fitted wardrobes and the second double bedroom with a front aspect also has a fitted wardrobe. The lounge is a particularly light room with a high ingress of natural light flooding in. The shower room has a concealed cistern, and the sink is inset to a unit providing additional storage cupboard space. The neutral décor and new carpeting throughout present a blank canvas for any purchaser to make this into their own home.

### ACCOMMODATION

Ground Floor: Vestibule, Hallway, Kitchen, Shower Room, Lounge, Bedroom One, Bedroom Two.

### GARDENS

Immediately to the front of the apartment is an exclusive area of garden laid with stone chips for easy maintenance. High hedging provides a degree of privacy. The pathway leads to the front door and through to a shared area of garden which has exclusive rotary clothes drier and gate to the rear residents parking where this is an exclusive space for the apartment. Worthy of note is the exclusive outside cellar which is ideal for additional storage of bikes, toys, or garden equipment.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas CH	Band D	D

### DIRECTIONS

Approach Cults from Aberdeen City centre, on the North Deeside Road. Upon reaching a set of traffic lights turn left onto Kirk Brae and continue up the road until you reach the WRI Hall on the left-hand side and 49a Kirk Brae is the next adjacent block of properties.

### POST CODE

AB15 9QR

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://w3w.co/after.candle.nail>

### VIEWINGS

Strictly by appointment with the Selling Agents.

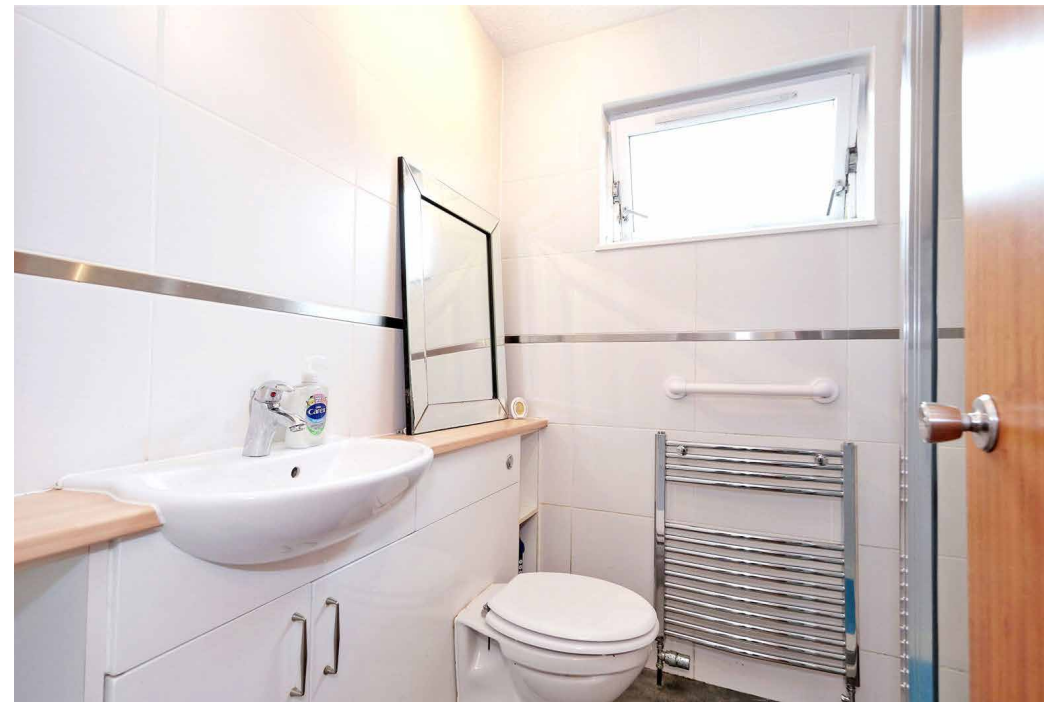
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

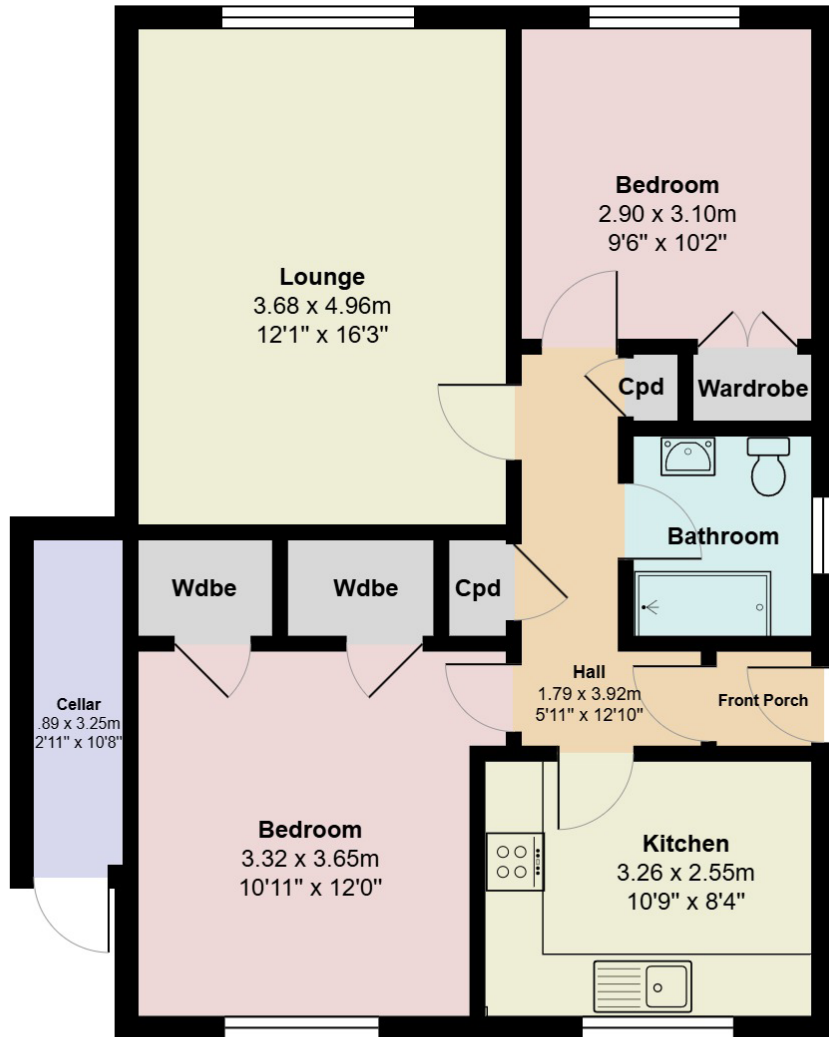
Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024



**Flat A 49 Kirk Brae**





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE