



STATION HOUSE

4 STATION ROAD, CULTS, ABERDEEN, ABERDEENSHIRE



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Charming detached 2 bedroom, former station master's house with beautiful large gardens and private parking.

Aberdeen City 4 miles ■ Aberdeen Airport 10 miles

- 1 reception room. 2 bedrooms
- Modern dining kitchen
- Large private garden grounds
- Private parking area
- Former Station Master's House
- Desirable Cults location

Offers Over £260,000

Galbraith

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 OnTheMarket





SITUATION

Located in the sought after suburb of Cults to the west of Aberdeen, Station House is located just a short walk from the village centre. 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, the local Doctors Surgery, and dentists, all of which are a short walk away and the local Tesco and Sainsbury's are ideal for your everyday requirements. In addition, there are a range of local clubs and leisure activities with the tree lined old Deeside Railway on your doorstep offering beautiful walks. The city centre with its wide range of shops and restaurants is a short 4 miles from Cults, for which there is a bus stop less than 200 metres away, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights. The AWPR is only a few minutes' drive away at Milltimber, allowing very easy access to both the North & South of Aberdeen.

DESCRIPTION

This charming detached Station House, formerly the station masters house for Cults, sits in the ever popular suburb of Cults. The Old Deeside Railway line is on your doorstep, providing lovely walks both east to Aberdeen City and West to the picturesque Deeside, ideal for those who enjoy the outdoors. The property is a single storey house and is only a short walk from all the amenities Cults Village offers making it also ideal for those looking to downsize. The accommodation comprises an entrance hall, cosy sitting room with window to the garden and working open fireplace and a modern family dining kitchen. The dining kitchen has a door directly out to the garden and plenty wall and base units, with matching work tops. Bedroom one is the larger of the bedrooms and has a leafy outlook to the side. This room is very spacious and can accommodate a range of furniture. Bedroom two is a further double room with an outlook over the garden and good built in storage space. Completing the accommodation is the bathroom with white suite and overhead shower. The superb garden is fully enclosed with a good degree of privacy and shelter and there is parking immediately in front of the property.

ACCOMMODATION

Ground Floor: Entrance hall, living room, dining kitchen, bedroom 1, bedroom 2 and bathroom.

GARDEN GROUNDS

The garden is an impressive feature of Station House and is an extremely generous outdoor space, with lots of privacy and shelter. The garden is fully enclosed making it a wonderful outdoor space for children and pets. Adjacent to the house is an area perfect for BBQ's, outdoor dining and summer entertaining. Steps lead to the main grass lawn, which has its own patio area and is surrounded by hedging. Timber shed to remain and a side gate leads to the front of the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band D	Band E	Fibre	YES

DIRECTIONS

Approach Cults from Aberdeen City centre, on the North Deeside Road. Just before the Cults Hotel, which is on the right, turn left down Station Road. Station House is located on the right-hand side as indicated by our for sale sign.



POST CODE

AB15 9NP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///desks.orders.likes

VIEWINGS

Strictly by appointment with the Selling Agents.

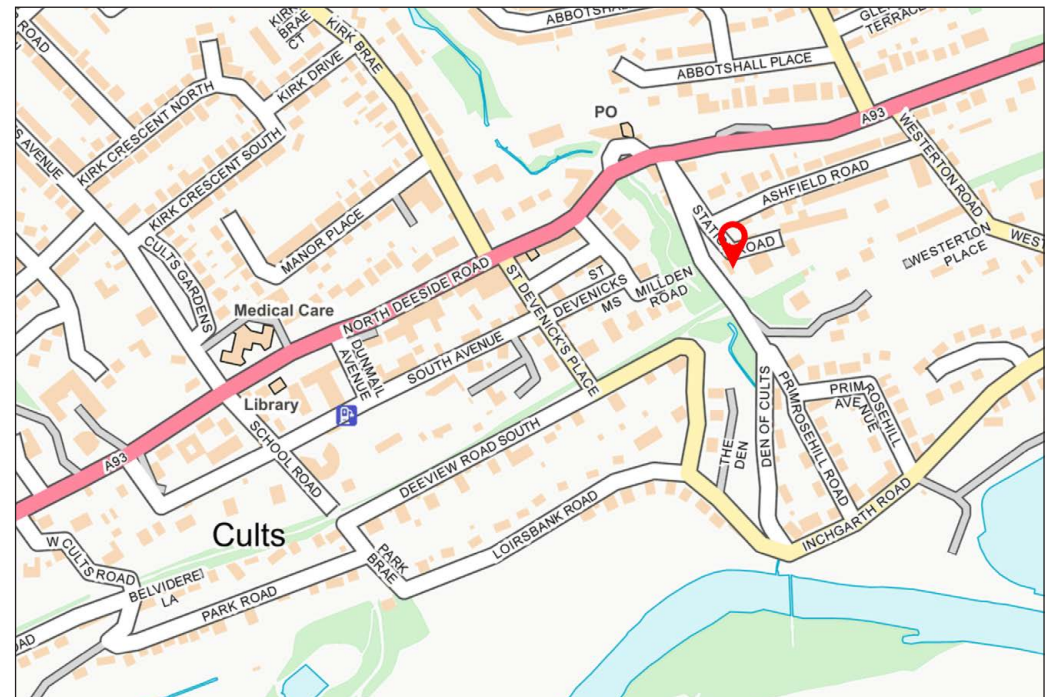
ANTI MONEY LAUNDERING (AML) REGULATIONS

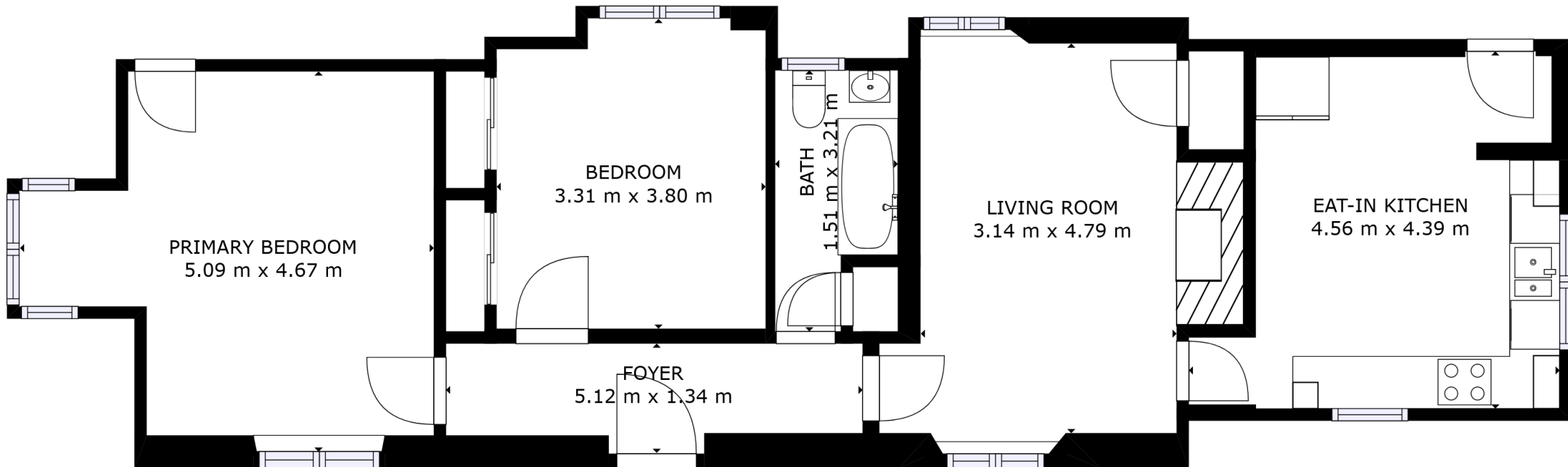
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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





GROSS INTERNAL AREA
FLOOR 1: 83 m²
TOTAL: 83 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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PLEASE RECYCLE