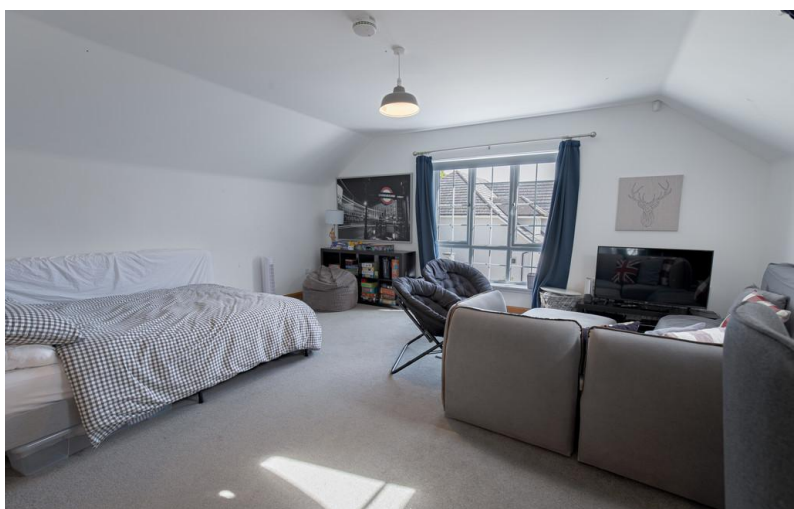


ON HOLD



Friarsfield Way, Cults

7 Bedrooms, 5 Bathroom, Detached House

Offers In Region Of £775,000



- VIDEO WALK-THROUGH AVAILABLE
- Exclusive Cala development consisting of 10 homes
- Excellent transportation links
- Separate annex
- Within walking distance to excellent schools
- LARN: 1905074

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

Exceptional Seven-Bedroom Detached Home in Prestigious Friarsfield Way, Cults

We are delighted to present this outstanding seven-bedroom detached family home, situated within an exclusive CALA development of only ten properties in the highly desirable area of Cults. Spanning two generous levels with no compromise on space, this immaculate home offers refined, versatile living ideal for modern family life.

The property is beautifully presented throughout and benefits from gas central heating, full double glazing, and a stunning feature solarium with fully retractable glass panels, seamlessly blending indoor and outdoor living, whatever the season.

Perfectly positioned within the catchment area for highly regarded primary and secondary schools, including the International School of Aberdeen (just a 15-minute walk away), this home offers convenience as well as quality. A regular bus service runs from just outside the development, providing easy access into the city, while the scenic Deeside Way walking and cycling route is only a short stroll away. Cults Tennis Club and a variety of local amenities are also nearby. Internally, the property offers exceptional accommodation, comprising seven well-proportioned bedrooms, six of which are generous doubles within the main residence. The seventh bedroom is in a private annexe above the integral garage, offering ideal space for a guest suite, home office, or accommodation for extended family or an au pair.

Click the virtual tour link to explore this truly exceptional property in detail.



Cults is one of Aberdeen's most sought-after residential suburbs, located just a few miles west of the city centre along the scenic Dee Valley. Renowned for its peaceful setting, leafy surroundings, and strong community feel, Cults offers the perfect balance of countryside charm and city convenience.

The area boasts an excellent range of local amenities, including independent shops, cafés, a pharmacy, a post office, and a popular delicatessen, all within easy reach. Families are particularly drawn to Cults for its highly regarded primary and secondary schools, as well as close proximity to the International School of Aberdeen.

Cults is well-connected by regular public transport routes and the nearby AWPR, making commutes to Aberdeen city centre, Dyce, and beyond both quick and convenient. Outdoor enthusiasts will appreciate access to the picturesque Deeside Way, which runs through the area and provides a beautiful route for walking, cycling, and running. Cults Tennis Club, golf courses, and nearby open green spaces also add to the active lifestyle appeal.

Combining prestige, practicality, and tranquillity, Cults continues to be a top choice for families, professionals, and those seeking a high quality of life in the Aberdeen area.

HALLWAY This entrance hallway makes a bold and elegant first impression, beautifully combining style with function. The rich, dark green walls contrast tastefully with the warm oak woodwork, including a solid timber front door, stair balustrades, and panelled doors, creating a warm and sophisticated aesthetic.

Natural light streams through side glazing and glass-panelled internal doors, enhancing the space's openness. A modern pendant light fixture and decorative wall art add character and charm, while integrated storage cupboards and a practical coat and shoe area ensure everyday usability. Finished with a mix of quality flooring, carpet at the entrance and wood-effect in the main hall, this space offers a stylish and welcoming arrival point into the home.

WC Fantastic modern sized WC with additional space for storage

LIVING/DINING AREA This generously proportioned dual aspect living room offers a superb space for family living and entertaining. Spanning the full depth of the property, the room is bathed in natural light from large front-facing French windows and a rear-set picture window, creating an exceptionally bright and inviting atmosphere. Two distinct zones within the room allow for flexible use as both a formal sitting area and a casual family space, making it ideal for modern family



Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com <http://www.martinco.com>

Letting Agent Registration No. LARN1905074

01224 63 65 00



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.