



## DETACHED DWELLINGHOUSE

11 MILL LADE WYND  
DANESTONE, ABERDEEN  
AB22 8QN

VESTIBULE & HALL

LOUNGE

KITCHEN/DINING/FAMILY ROOM

SUN LOUNGE

RECREATION ROOM

STUDY

UTILITY ROOM

CLOAKROOM

MASTER BEDROOM/EN-SUITE

4 FURTHER DOUBLE BEDROOMS

BATHROOM

DOUBLE GARAGE

GARDENS & DRIVEWAY

GCH/DG



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

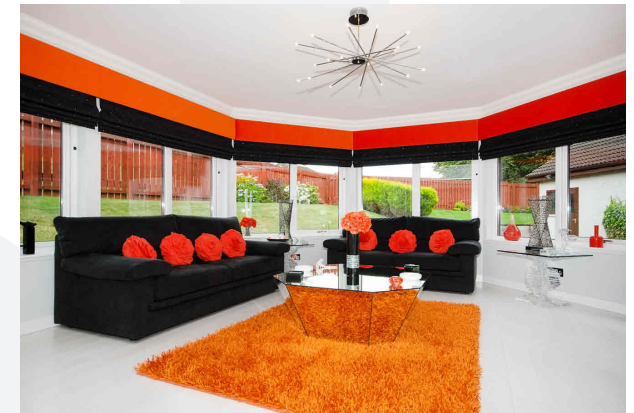
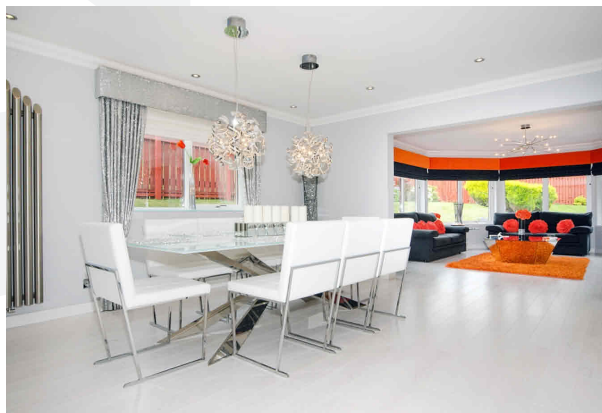
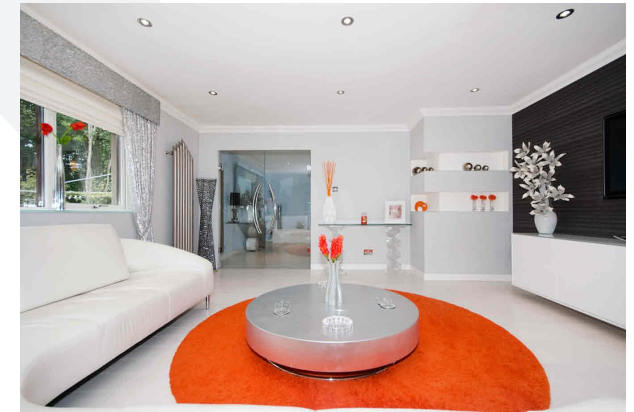
**£570,000**

## DESCRIPTION

We have great pleasure in presenting for sale this truly stunning and utterly unique five bedroomed detached dwellinghouse which enjoys an enviable position within a quiet residential development in the sought after Danestone area of the city. Offering the comforts of full double glazing, gas fired central heating and an intruder alarm system, the property has in recent years, been enhanced and completely upgraded by the owners to an exceptionally high specification, and only on interior viewing will the quality of finish and attention to detail be fully appreciated. Notable features will include the fabulous open plan kitchen/dining/family room boasting a top quality designer kitchen which incorporates a full range of appliances, the beautiful bespoke polished stone staircase with glass and brushed stainless steel finish, the elegant front facing lounge with feature gas fire, and the generous recreation/games room with fully equipped bar area. The home is presented in pristine order throughout with stylish contemporary decor, quality laminate flooring, chrome sockets and switch plates, television aerial points and telephone points to all rooms, high quality soft furnishings with roman blinds, curtains, and upholstered pelmets, and designer light fittings. On the first floor are five immaculately decorated double bedrooms, one with a generous, stylishly appointed en-suite shower room, and a luxury family bathroom fitted with quality white suite and porcelain tiled floor. The home is set within a large fully enclosed private garden which is thoughtfully landscaped and beautifully maintained, and there is a double car detached garage with extensive tarred driveway providing convenient off-street parking. There is under floor heating to the cloakroom, en suite and bathroom, and all fitted floor coverings, curtains, blinds, most light fittings and all integrated and freestanding appliances are to be included in the sale. Rarely will an opportunity to acquire a home of such immense quality and distinction arise, and early interior viewing therefore is highly recommended.

## LOCALITY

This stunning home enjoys a private position adjacent to a wooded area and yet is conveniently placed for ease of access to the wide range of amenities on offer within the sought after Danestone area of the city. These include reputable primary and secondary schools, the nearby Tesco 24 hour supermarket, leisure and recreational facilities, community activities and regular public transport. Excellent road links ensure ease of access to the Industrial Estates at Dyce and the Bridge of Don, Aberdeen International Airport and other parts of the city.



## VESTIBULE

Entered via a glazed front door and with intruder alarm control panel and ornate light fitting. Attractive light grey wood effect laminate flooring extends from the vestibule throughout most of the ground floor.

## RECEPTION HALL

5m x 3.43m

An elegant and inviting reception hall, the focal point of which is the stunning polished stone open tread staircase with glass balustrade and brushed stainless steel hand rail giving access to the upper floor. Along one wall is an extensive range of built in cupboards with opaque glass sliding doors providing excellent hanging and shelving space. Several chrome downlighters.

## LOUNGE

6.25m x 4.5m

Double glass doors lead to this superb front facing lounge, the focal point of which is the contemporary styled glass fire place with remote control gas flame. The large window to the front is fitted with shutters and glazed doors gives access to the adjacent family room. Several downlighters, ornate central light fitting, and brushed stainless steel radiators.

## KITCHEN/DINING/FAMILY ROOM

8.9m (at longest) x 4.8m (at widest)

A fabulous open plan kitchen/family/dining room featuring top quality designer units in white high gloss finish and incorporating 'Siemens' triple ovens with steam, convection and combination microwave/grill and two warming drawers. A generous peninsular unit with silestone work surface incorporates one and a half bowl stainless steel sink with chrome mixer tap and additional hot tap, waste disposal, induction hob, retractable extractor hood and dishwasher. The room provides an excellent environment for formal and informal dining and relaxation, and the three windows are fitted with quality roman blinds, curtains and upholstered pelmets. There are three brushed stainless steel designer wall mounted radiators and several downlighters with additional chrome pendant light fittings.

## SUN LOUNGE

5.32m x 4.8m

On open plan with the dining room, and with lovely open views to both the front and rear, and patio doors giving access to the fully enclosed secluded garden. These as well as the windows are fitted with roman blinds, curtains and upholstered pelmets. Please note the central light fitting is to be removed.

## RECREATION/GAMES ROOM

7.5m x 5.8m

A most attractive, generously sized room lending itself to a number of uses and featuring in one corner large fully equipped bar area comprising quality solid wood, curved and glass topped counter with sink, display units, fridge and optics. Patio doors give access to the side garden, and there are two further windows all of which are fitted with venetian blinds, curtains and pelmets. Several ceiling downlighters.

## STUDY

3.85m x 2.5m

Accessed from the recreation room, a useful study/home office, carpeted and with light fitting. Window to garden with curtains and pelmets.

## UTILITY ROOM

3.12m x 2.6m

A well appointed utility room featuring black high gloss fronted units with wood effect work surfaces incorporating chrome circular sink and drainer with mixer tap. The 'Tricity Bendix' tumble dryer and the 'John

Lewis' automatic washing machine will be included in the sale and a deep shelved cupboard provides storage space and houses the electricity fuse box. Wall mounted central heating boiler. Partially glazed door to garden.

## CLOAKROOM

A generous cloakroom immaculately finished and featuring contemporary white wc with concealed cistern and circular wash hand basin housed in curved vanity unit above which is a wall mounted mirror. Porcelain tiled flooring. Several downlighters. Under floor heating, all usual chrome fittings to remain.

## UPPER FLOOR

A spacious upper floor landing features quality laminate wood flooring which extends throughout the whole of the upper floor. Two storage cupboards, one housing the hot water tank. Several downlighters. Hatch to loft.

## MASTER BEDROOM

5.5m x 5.3m

A particularly spacious and impressive master bedroom featuring along one wall an extensive range of built in mirrored wardrobes housing an abundance of hanging and shelving space. Several downlighters. Roman blind, curtains and upholstered pelmet. Wall mounted shelves.

## EN-SUITE

3.15m x 2.52m

A stunning en-suite facility, generous in size and featuring contemporary suite with white WC, bidet, and large shower enclosure with glazed door housing fixed and moveable showerheads. An extensive vanity unit with glass surface incorporates twin moulded wash hand basins above which is a large wall mounted mirror with light. The floor is tiled and the room benefits from under floor heating.

## DOUBLE BEDROOM 2

4.55m x 3.2m

A generously sized double bedroom to the side of the home benefitting from extensive built in wardrobes with opaque glass sliding doors housing hanging and shelving space. Ceiling light fitting.

## DOUBLE BEDROOM 3

4.55m x 3.2m

Another double bedroom identical in size and with built in mirrored wardrobe several downlighters and curtains.

## DOUBLE BEDROOM 4

4.05m x 2.9m

A further double bedroom with built in mirrored wardrobe, roman blind and chrome light fitting.

## DOUBLE BEDROOM 5

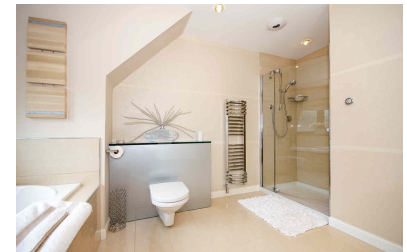
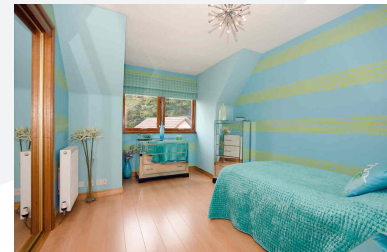
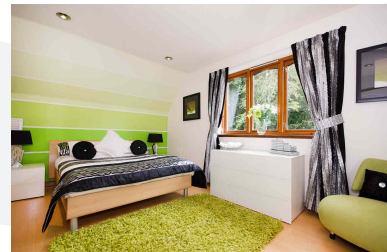
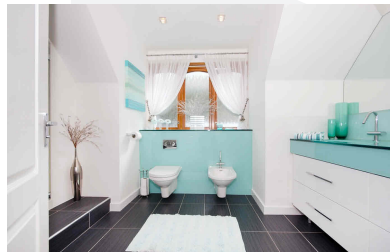
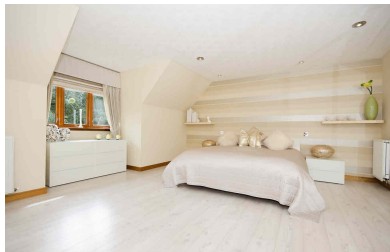
3.5m x 3.4m

Again an immaculately finished bedroom with built in mirrored wardrobe housing hanging and shelving space, quality roman blind, curtains and upholstered pelmet in silk. Chrome light fitting.

## FAMILY BATHROOM

4.10m (into window) x 3.4m

A luxurious bathroom facility boasting quality suite in white comprising WC with concealed cistern, two circular wash hand basins housed in extensive vanity unit with drawers and above which is a wall mounted mirror, double ended bath and large shower enclosure with tiled walls, glazed door, and mains shower with dual control. The floor is in porcelain tiles and there are two feature chrome heated towel rails. Under floor heating, roman blind, pelmet and curtains. Downlighters. All usual fittings to remain.



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#### OUTSIDE

The property is accessed by an extensive driveway, part of which is shared, with the exclusive area providing convenient off-street parking and leading to the double car detached garage which is fitted with up and over door, power, light and overhead storage. The large fully enclosed garden is beautifully maintained and thoughtfully landscaped to include extensive loc-bloc patio areas, shaped lawns, well stocked flowerbeds and borders housing a colourful variety of mature plants, flowers, shrubs and bushes. The garden enjoys a particularly quiet, sheltered and private aspect, all providing an excellent environment for outdoor relaxation and entertaining.

#### DIRECTIONS

Travelling North along Anderson Drive, continue straight ahead at the Haudigan roundabout onto Mugiemoor Road. At the following roundabout take the second exit crossing the bridge over the river where at the following roundabout, the third exit onto Laurel Drive. Continue past the Tesco superstore and take the first turning on the right into Mill Lade Wynd. Turn left at the bottom and continue up the hill where you will find the property at the head of the cul-de-sac.

#### VIEWING

Contact 07802 221798 (Mrs Brown) for an appointment, or contact Selling Agents.



#### DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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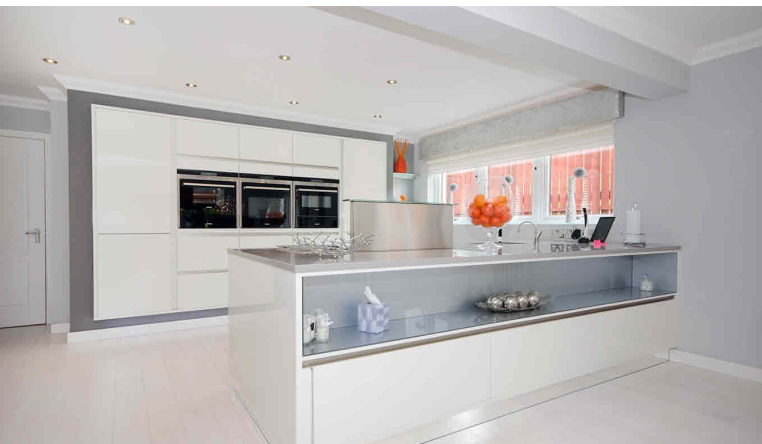
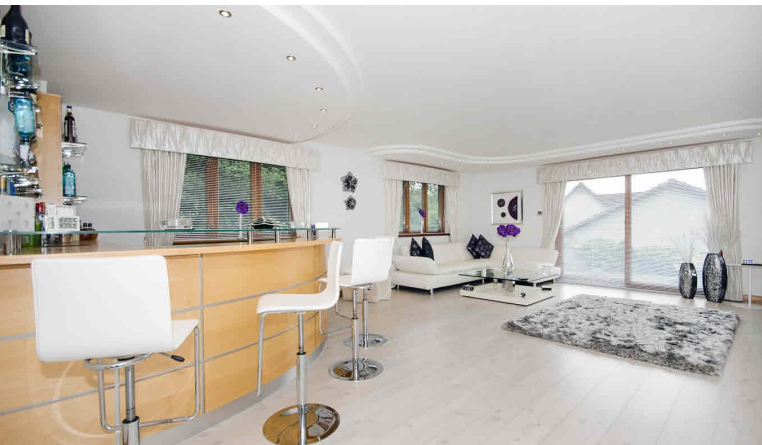
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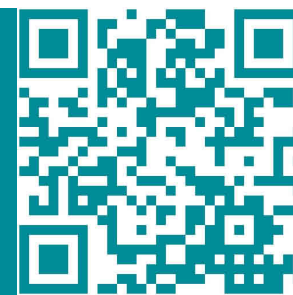
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