



## DETACHED DWELLINGHOUSE

7 EARLSPARK CRESCENT  
FIELDSIDE  
ABERDEEN, AB15 9AY

ENTRANCE HALL & CLOAKROOM  
LOUNGE  
LOWER HALL  
DINING KITCHEN  
DINING ROOM  
UTILITY ROOM  
UPPER HALL  
MASTER BEDROOM  
EN-SUITE SHOWER ROOM  
SUN ROOM  
THREE FURTHER DOUBLE BEDROOMS  
BATHROOM  
INTEGRAL DOUBLE GARAGE  
GAS CH/DG  
DRIVEWAY & GARDENS



GAVIN BAIN  
& COMPANY  
Solicitors & Estate Agents



Offers Over

£428,000

We are delighted to offer for sale this substantial, four bedroom detached dwellinghouse with double garage located within the prime residential suburb of Bieldside to the west of the City Centre. This stunning family home offers a particularly private setting, tucked away within the development with views over the surrounding countryside. With a spacious level of accommodation spanning three floors, the home has been well maintained by the current owner, and enjoys the comforts of a gas central heating system, full double glazing throughout, a security alarm system and a large integral garage providing secure parking for two cars, together with generous storage space. There are large windows to the front of the home drawing in an abundance of natural light, and the home is decorated throughout in neutral tones with a combination of floor coverings, while the cloakroom and family bathroom has been beautifully refitted in recent years with quality white sanitary ware and contemporary ceramic tiling. Boasting a superb lounge at entrance level, with wooden beams to the vaulted ceiling, the delightful sun room also features a vaulted ceiling with large windows creating a pleasant space for relaxing. The rooms comprise: entrance hall; appealing cloakroom; dual aspect lounge with focal point fireplace fitted with a coal effect fire and patio doors to patio area within rear garden; lower hall; rear facing formal dining room; well-appointed kitchen with a comprehensive range of cabinet and worktop space, as well as space for dining; useful utility room with direct access out the garden; upper hall; master bedroom suite with extensive built-in storage facilities, access to the sun room and en-suite shower room; two further, rear facing bedrooms, both with built-in wardrobe space; fourth double bedroom with access to the sun room; sun room with pleasing views to the front of the home; and a smart family bathroom. Outside the gardens are particularly private with the rear garden on split levels, yet easily maintained grounds, there are lawn areas and a variety of mature plants and trees. Tarred driveway for off-street parking for several cars with sweeping paved steps leading up the home. Included in the sale are all floor coverings, light fittings, window dressings and appliances, and interior viewing is strongly recommended to appreciate this most desirable family home.



## LOCALITY

Bieldside is a prestigious suburb lying approximately 6 miles to the West of Aberdeen, and within easy commuting distance of the City Centre and surrounding areas. Locally there are pre-school and primary schooling within a short walk and also a reputable secondary school at Cults. The International School is also close by. Bieldside is popular with families and on a direct route to Royal Deeside with good public transport links. Local amenities include a variety of specialist shops and cafes, shops serving everyday needs, restaurants, hotels and pubs and pleasant walks can be enjoyed along The Old Deeside Railway. The Cults Hotel, Norwood Hall and the Marcliffe at Pitfodels all offer top quality dining nearby. There is a variety of sporting and leisure pursuits on offer at Deeside Golf Course and Kippie Lodge at Peterculter. Bieldside is also well placed for easy access to Aberdeen Airport and the oil related offices at Hill of Rubislaw, Kingswells, Westhill and Dyce.

## ENTRANCE HALL

Sweeping paved steps ascend up to the glass paned uPVC exterior door with side panel which enters into the most inviting Entrance Hall with high ceiling, decorated in fresh neutral tones and carpeting. At this level, there is access to the Cloakroom and Lounge and a split level staircase lead to the lower and upper floors. Built-in cloaks cupboard providing hanging and shelving space. Ceiling coving. Two dome light fittings.

## CLOAKROOM

**1.75m x 1.57m (5'9" x 5'2") approx**

Smart Cloakroom fitted with white sanitary ware comprising: wash hand basin with mixer tap, set within extensive vanity unit; and w.c with concealed cistern and large wall mounted mirror above. There are ceramic work surfaces ideal for additional storage and splashback ceramic tiles. Upright chrome heated towel rail. Rear facing glazed window with a roller blind. Tiled flooring. Pendant light fitting.

## LOUNGE

**7.04m x 3.81m (23'1" x 12'6") approx**

Most delightful and spacious Lounge situated at entrance level and accessed by double glass paned doors from the Hall. Enjoying dual aspects, to the front there is a bay style window with deep display sill providing a pleasing leafy outlook with views over the countryside beyond, while there are patio doors to the rear giving direct access out to one of the patio areas within the garden. Both dressed with co-ordinating curtains with pelmet to the front window. The stunning wooden beams draws your eye up to the vaulted ceiling, complimented by the neutral décor and carpeting. There is a feature fireplace with coal effect gas fire set within brick chimney and marble hearth. Wall mounted lighting throughout the room.

## LOWER HALL

A carpeted staircase with wooden banister leads down to the Lower Hall with two built-in, shelved storage cupboards. Door to Integral Garage. Alarm control panel. The décor and carpeting is continued. Ceiling coving.

## KITCHEN

**4.11m x 2.9m (13'6" x 9'6") approx**

With space for dining, the Kitchen is fitted with a comprehensive range of white wood base and wall cabinets, co-ordinating wood effect laminate work surfaces and tiled splashbacks. Fully equipped with appliances including: Neff integral double oven; 4 burner gas hob with

pull-out extractor hood; free-standing Hotpoint fridge/freezer; free-standing AEG dishwasher; and stainless steel sink with drainer below rear facing window. There are dual aspect windows fitted with co-ordinating roller blinds. Vinyl tiled flooring. Two light shade fittings.

## DINING ROOM

**4.01m x 2.92m (13'2" x 9'7") approx**

A generously sized formal Dining Room entered via a glass paned interior door, providing space for a large dining table and several chairs, with a rear facing view over the garden. Decorated in neutral tones with dark wood laminate flooring and window fitted with floor length curtains on a stainless steel rail. Ceiling coving. Chandelier style light fitting.

## UTILITY ROOM

**2.06m x 1.42m (6'9" x 4'8") approx**

With an uPVC exterior door with glass pane giving direct access to the garden grounds, the useful Utility Room is fitted with a base cabinet, laminate work surfaces and tiled splashbacks. Free-standing John Lewis washing machine, space for another appliance and stainless steel sink. Side facing window. Vinyl tiled flooring. Pendant light fitting.

## UPPER HALL

A carpeted staircase with wooden banister from Entrance level leads up to the Bedroom accommodation. Spacious Landing area with hatch to loft space. Neutral décor. Ceiling coving. Dome light fitting.

## MASTER BEDROOM

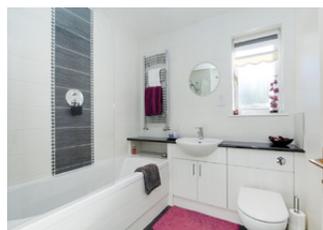
**6.25m x 2.54m (20'6" x 8'4") approx**

A comfortably proportioned Master Bedroom benefitting from extensive built-in wardrobe, cupboard and drawer space with incorporated bed base. With front facing window fitted with a roller blind and curtains on wooden rail, the room also enjoys double glass paned interior doors leading into the delightful Sun Room, fitted with co-ordinating floor length curtains on a wooden rail. Two light shade fittings.

## EN-SUITE SHOWER ROOM

**1.98m x 1.88m (6'6" x 6'2") approx**

Large Shower Room with full wall ceramic tiling fitted with: shower enclosure with glass doors; wash hand basin set within vanity unit and wall mounted mirror above with downlights; and w.c. Upright chrome heated towel rail. Side facing glazed window. Dome light fitting. Tiled flooring.



### SUN ROOM

**2.67m x 2.57m (8'9" x 8'5") approx**

Superb Sun Room accessed through the Master Bedroom or Bedroom 4, enjoying a vaulted ceiling and a great deal of natural light is drawn into the room through ceiling height windows to the front and further side facing windows fitted with a roller blind. Dark wood flooring. Spotlights on a track.

### BEDROOM 2

**3.84m x 2.92m (12'7" x 9'7") approx**

Situated to the rear of the home, this generously sized Double Bedroom benefits from a built-in wardrobe with double wood panelled doors, and provides a good level of hanging and shelving space. Decorated in a neutral tone and co-ordinating carpeting. Window fitted with a roller blind and curtains on a wooden rail. Light shade fitting.

### BEDROOM 3

**3.78m x 2.95m (12'5" x 9'8") approx**

Also overlooking the Rear Garden, this third Double Bedroom is decorated in pink tones with grey carpeting. Benefitting from a built-in wardrobe with double doors, providing hanging and shelving space. Window fitted with a roller blind and curtains on a wooden rail. Light shade fitting.

### BEDROOM 4

**3.35m x 2.69m (11' x 8'10") approx**

This fourth Double Bedroom enjoys a side facing window with deep display sill and double glass paned doors lead into the Sun Room drawing in an abundance of natural light into the room. With neutral décor, a wallpapered patterned feature wall and laminate wood flooring. Window fitted with a roller blind and floor length, co-ordinating curtains on a stainless steel rail to double doors. Spotlights on stainless steel fitting.

### BATHROOM

**2.03m x 1.98m (6'8" x 6'6") approx**

Smart Bathroom fitted with full wall ceramic tiling to the white suite, comprising: bath with over-head shower, glass screen and chrome fixtures; wash hand basin with mixer tap, set within vanity unit and wall mounted mirror above; and w.c. with concealed cistern. Upright chrome heated towel rail. Side facing window fitted with a roller blind. Shaver point. Recessed spotlights. Tiled flooring.

### OUTSIDE

The home is set within a generous plot of established gardens with off-street parking for several cars within tarred driveway leading up to the Double Garage. Sweeping paved steps lead up to the front of the home with a lawn area surrounded by borders with an array of colourful flowers and plants, while the mature trees create a degree of privacy to the front. The lawn continues round to the side of the home, the Rear Garden is on split levels with a variety of mature shrubbery enclosed by large stone borders and offers a secluded space for enjoying those summer months. There are chipped stone areas, as well as two attractive patio areas for alfresco dining. External water tap.

### DOUBLE GARAGE

**6.27m x 5.36m (20'7" x 17'7") approx**

Large integral Double Garage fitted with power and light. With twin up-and-over doors for secure parking for two cars, there is ample space for additional storage within the Garage. Housing the consumer unit and the gas and electric meters. A wooden staircase leads down from the Lower Hall within the home.

### DIRECTIONS

Travel West along the A93 North Deeside Road to Bieldside. At the traffic lights at the Bieldside Inn, turn right onto Baillieswells Road. Continue up the hill for some distance turning right into Earlsparc Crescent. Number 7 is situated within the first cul-de-sac on the left, clearly identified by our for sale sign.

### VIEWING

Tel. 07837 810785 or 07759 486558.

### 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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