

**Baillieswells House**, Bielside, Aberdeen, AB15 9BQ



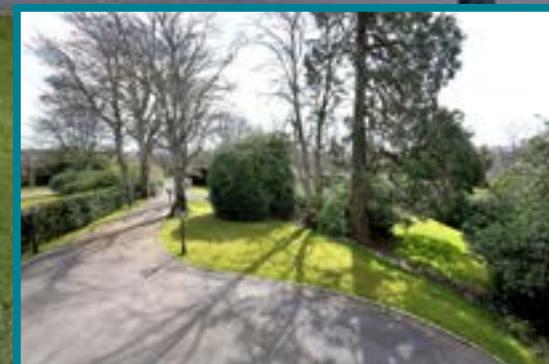
**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents



ENTRANCE VESTIBULE & HALL  
DRAWING ROOM  
DINING ROOM  
DINING KITCHEN  
UTILITY ROOM  
GAMES ROOM

HOME OFFICE  
2 SUN ROOMS  
MASTER BEDROOM/EN-SUITE  
4 FURTHER DOUBLE BEDROOMS  
FAMILY BATHROOM  
2 CLOAKROOMS

GCH/DG  
DETACHED DOUBLE GARAGE  
MATURE GARDEN GROUNDS  
TREE-LINED DRIVEWAY







## Baillieswells House, Bielside, Aberdeen

We take pleasure in offering for sale this outstanding family residence, which enjoys a particularly private and secluded setting within 0.6 of an acre of stunning garden grounds, in the prestigious westerly suburb of Bielside. Built circa late 1890s, and sympathetically extended thereafter, this unique dwellinghouse boasts an abundance of fine period features which include impressive traditional fireplaces incorporating functional and gas burning fires, bay windows, high ceilings with moulded plaster coving and intricate cornicing, picture and dado rails, and deep skirting boards. The particularly spacious accommodation is set out over three floors. Natural light flows through the home, creating a particularly light and airy ambience, and in particular the east and west facing sun lounges are perfectly positioned to enjoy both morning and evening sunlight. The ground and first floor rooms are serviced by gas central heating whilst there is electric heating on the top floor; the uPVC windows are double glazed, with leaded glass top openers to those which are front facing; and there are TV aerials with satellite connection, and telephone points with Broadband facility in the principal rooms. The fresh décor is finished in a neutral colour palette throughout, enhanced by lincrusta embossed walls in the halls and staircase, white radiator covers, a combination of solid oak and Karndean flooring, quality carpeting, practical lighting, and co-ordinating window dressings. Baillieswells House is accessed via a sweeping tree-lined driveway illuminated by Victorian style lamp posts. The entrance vestibule and reception hall are central to the ground floor accommodation, with many of the inter-connecting rooms returning to this area. Beyond here is an inner hall with cloakroom/toilet. The elegantly proportioned drawing room features a focal white fireplace, front facing bay window, and doors leading through to the east sun lounge, which has French doors opening onto a sheltered lawn, and the formal dining room which is linked to the kitchen by a corridor with built-in storage facilities. The fabulous dining kitchen is fitted with an array of wooden shaker-style cabinets complemented by contrasting black work surfaces and white ornate tiled upstands. Quality appliances include an integrated dishwasher, and free-standing refrigerator; the black "Stoves" dual-fuel cooking range is brand new; and the sink is fitted with a spray tap and waste disposal unit. The stunning west facing sun lounge is on open-plan concept with the kitchen, opens onto a large elevated timber deck, and offers an ideal area for large social gatherings. Located to the front of the home is a comfortably proportioned home office, again with bay window and handsome fireplace. To the rear and adjacent to the west sun lounge is the spacious games room with ornate feature fireplace and fitted bar in one corner, which also accesses the outside deck via patio doors. Completing the ground floor accommodation is a convenient cloakroom/toilet, and utility room with sink, laundry appliances, and built-in storage cupboards. Ascent to the first floor rooms is via a light filled, carpeted staircase with original dark oak balustrade. The tasteful master bedroom enjoys a dual aspect, benefits from a range of bespoke fitted wardrobes and drawer units, and enjoys the luxury of an en-suite shower room fitted with twin white "Roca" basins housed in a vanity cabinet; wc; and a recessed shower enclosure fitted with marble effect wet-wall panelling and mains shower. Also on this floor are two further double sized bedrooms, one benefiting from bespoke fitted furniture, and each with a bay window; and the fully tiled family bathroom fitted with white sanitary ware, comprising: wc; wash basin in vanity cabinet; double-ended bath; and glazed corner shower enclosure with "Mira" electric shower. The carpeted staircase continues to the top floor where a bright central study offers access to a further two double bedrooms. These top floor rooms all enjoy a pleasant frontal aspect with far-reaching open view towards the Dee Valley and beyond. In immaculate order and presented in "ready to move into" condition, interior viewing of this high calibre home is essential to fully appreciate the scale of accommodation, tranquil garden grounds, and enviable location.



**Baillieswells House,**  
Bieldside, Aberdeen



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### Locality

Bielside is a prestigious westerly suburb within easy commuting distance of Aberdeen city centre and on a direct route to Royal Deeside. There are ample pre-school and primary educational facilities within a short walk of the property, and a reputable secondary academy at Cults. Private education is available at The International School of Aberdeen or within Aberdeen city centre. The area boasts a variety of independent retailers, mini supermarkets, restaurants, hotels and pubs. Leisure and sporting pursuits include pleasant walks on established forest trails and along "The Old Deeside Railway Line", popular with dog walkers and cyclists; Deeside Golf Course with Clubhouse; and Kippie Lodge Sports & Country Club with private members gym. The "AWPR" (Aberdeen Western

Peripheral Route) facilitates a quick route to Aberdeen International Airport, business hubs within the city, and further afield at Prime Four Kingswells, Westhill and Dyce.

### Outside

Secured by double metal gates, a sweeping tree-lined driveway illuminated by Victorian style lamp posts provides access to the property and offers convenient off-road parking for several vehicles. Enjoying the height of privacy and seclusion, the mature grounds (extending to approximately 0.6 of an acre) are child-friendly and comprise neatly manicured lawns against a backdrop of magnificent old trees, including grand oaks, tall laurels, and a Wellingtonia Sequoia (preserved under a Tree Protection Order), whilst a variety of mature rhododendron bushes

provide a welcome splash of colour. A running stream and pond are located to the rear of the garden, which is particularly shaded and offers a tranquil environment for outdoor relaxation.

### Double Garage

6.6m x 6.3m (21'8" x 20'8") approx. Detached from the home, the larger than average 2 vehicle garage has twin automatic front doors, power, light and external water tap. A large shelf unit running along the rear wall and fitted base and wall units with worktop accommodation offer generous storage and a convenient work space. Store: 6.35m x 1.6m (20'8" x 5'3") approx. Located within the garage and with direct access from the garden this useful room is ideal for storing garden equipment.

### Directions

From Aberdeen travel in a westerly direction on the A93 North Deeside Road to Bielside. At the traffic lights turn right up Baillieswells Road and travel for a good distance, turning left into Baillieswells Grove. Baillieswells House is the second property on the right, clearly identifiable by our "For Sale" sign.

### 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.

## Accommodation

Entrance Vestibule:	Utility Room	3.5m x 2.4m (11'5" x 7'10") approx	Family Bathroom	3.7m x 1.9m (12'2" x 6'3") approx
Reception Hall:	Home Office	5.9m x 4.8m (19'4" x 15'9") approx	Second Floor:	
Drawing Room	Inner Hall:		Study	4.3m x 3m (14'1" x 9'10") approx
East Sun Lounge	Cloakroom:		Bedroom 4	4.2m x 3.6m (13'9" x 11'9") approx
Dining Room	First Floor:		Bedroom 5	3.7m x 3.6m (12'1" x 11'9") approx
Dining Kitchen	Master Bedroom	6m x 4m (19'8" x 13'1") approx		
West Sun Lounge	En-Suite	3.7m x 3.3m (12'1" x 10'9") approx		
Games Room	Bedroom 2	6m x 3.7m (19'8" x 12'1") approx		
Cloakroom:	Bedroom 3	5.5m x 4.9m (18' x 16'1") approx		



**GROUND FLOOR**  
2795 sq.ft. (259.7 sq.m.) approx.



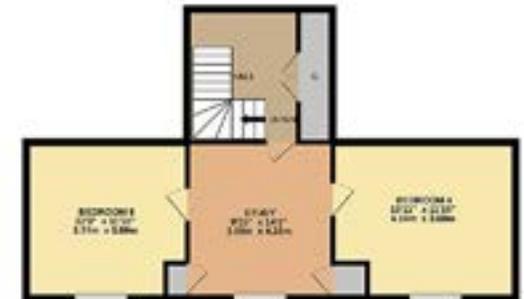
TOTAL FLOOR AREA: 2795 sq.ft. (259.7 sq.m.) approx.  
This plan is based on the information provided by the seller and is not intended to be a contract. It is for information only and should not be relied upon for any legal or financial purposes. The seller makes no representation or warranty as to the accuracy or completeness of the information provided.

**1ST FLOOR**  
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.  
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**2ND FLOOR**  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.2 sq.m.) approx.  
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