



SUPERIOR DETACHED DWELLINGHOUSE

**BLAIRSIDE, BLAIRS
ABERDEEN, AB12 5YQ**

**VESTIBULE & RECEPTION HALL
LOUNGE & SITTING ROOM
KITCHEN/DINER
CONSERVATORY
MASTER BEDROOM/EN-SUITE
4 FURTHER BEDROOMS
BATHROOM & SHOWER ROOM
OIL CH/DG
INTRUDER ALARM
DOUBLE GARAGE
EXTENSIVE GARDENS
DRIVEWAY**



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



Offers Over

£535,000

We have pleasure in offering for sale this highly desirable, individually designed, detached dwellinghouse which is located only a few minutes' drive from Aberdeen City Centre yet enjoys a particularly private and secluded aspect within idyllic landscaped garden grounds which extend to approximately two thirds of an acre. Boasting pleasant leafy views from all windows and offering a spacious level of attractively presented accommodation spanning two levels, this enviable family home benefits from the comforts of an oil fired central heating system, full height timber framed double glazed windows, generous built-in storage facilities, a monitored intruder alarm system, and detached double garage with car port and generous parking on a tree-lined driveway. In recent years the kitchen/diner has been re-designed to create a superb open-plan room which is now undoubtedly the "hub" of the home. In addition, a fabulous conservatory has been built adjacent to the kitchen which offers a quiet relaxation space overlooking the rear garden. The décor throughout is in a neutral theme complemented by high ceilings with exposed beams, and a range of practical floor coverings with co-ordinating window dressings. The ground floor rooms comprise: bright entrance vestibule and reception hall with open-plan staircase; rear vestibule with direct access to the garden; instantly appealing, light and airy lounge with dual aspect windows; superbly appointed kitchen/diner equipped with an array of German designer cabinets complemented by granite work surfaces, coloured glass splashbacks, and quality integrated appliances, with ample space for dining; large conservatory with under-floor heating and direct access to the rear garden; a delightful master bedroom which enjoys the luxury of a fully tiled en-suite shower room; further double bedroom; and attractive bathroom, again fully tiled, and fitted with white sanitary ware. At first floor level the turned staircase ascends to an open-plan sitting room which displays a rustic charm and affords access to the remaining rooms on this floor, which comprise: three double bedrooms, all with ample floor space to accommodate a range of free standing furniture, and two which boast lovely open views of fields to the rear; and bright, fully tiled bathroom fitted with white 3-piece suite. The extensive garden grounds are a haven for local wildlife and offer a safe environment for children playing. Enclosed by wooden fencing and neat hedging, with magnificent tall trees providing a high degree of screening, the grounds are laid mainly to lawn with mature shrubs offering a blaze of seasonal colour, and a wooden decked patio providing an ideal space for al fresco dining. All fitted floor coverings, window blinds, curtains, light fittings, and quality white goods are included in the sale and early interior viewing is strongly recommended to fully appreciate this impressive family home.

LOCALITY

Blairs is a charming rural community lying a few miles to the west of Aberdeen and the Bridge of Dee, which is served by Sainsbury and Asda supermarkets. Blairs lies en-route to the Deeside village of Banchory and the wide choice of outdoor pursuits accessible on Royal Deeside, whilst there is a quick access route to Portlethen and the south close by.



ENTRANCE VESTIBULE

Accessed via a partially glazed door with fanlight, the bright entrance to the home is finished with oak flooring, and has a glazed door to the hall. Matwell. Tiffany style pendant.

RECEPTION HALL

The inviting hall is spacious with exposed brick walls, glass panelling, and a front recess offering a pleasant outlook over the front garden. Understair storage cupboard. Cupboard housing electricity meter/fusebox. Telephone point. Smoke detector. Recessed eyeball spotlights. Amtico wood effect flooring. Staircase to first floor.

LOUNGE

17'10" x 15'9" approx.

Boasting a dual aspect, with full height windows drawing in an abundance of natural light and offering lovely views of the garden grounds, this instantly appealing, generously proportioned room features exposed ceiling beams and oak flooring. Aerial for wall mounted TV with satellite connection. Roman blinds and curtains fitted to the windows. Lighting is by recessed downlighters and picture light. Open access to kitchen/diner.

KITCHEN/DINER

29'6" (at longest point) x 11'5" approx.

Superbly appointed kitchen, affording ample space to accommodate a large dining table and chairs, equipped with a comprehensive range of German shaker style cabinets in a cream matt finish complemented by co-ordinating granite work surfaces with integral drainer, and contrasting glass splashbacks. 1.5 bowl "Belfast" style sink, above which is a rear facing window fitted with roman blinds. "Siemens" integrated appliances comprise: induction hob with extractor canopy above, electric oven/grill, combination microwave oven with warming drawer, and dishwasher. Integrated "Liebherr" wine fridge and recessed "Samsung" American style fridge/freezer, which will remain. Vertical radiator. The full height windows are fitted with "Sanderson" wooden shutters, the flooring is in Amtico wood effect, and several recessed downlighters on dimmer control switch provide the lighting. Door to rear vestibule.

CONSERVATORY

16'1" x 12'3" approx.

A fabulous addition to the home, glazed on three sides with deep display sills and french doors opening onto the rear garden. Metal candelabra and wall lights. Laminate wood flooring with under-floor heating.

REAR VESTIBULE

Fitted with hardwood flooring and wall mounted coat hooks. Wall mounted intruder alarm handset. Glazed door to rear garden, and direct access to en-suite shower room. Matwell.

MASTER BEDROOM

14'3" x 11'10" approx.

This delightful bedroom is located to the rear of the home where there is ample floor space for free standing furniture and exposed ceiling beams enhance the neutral décor. Wooden venetian blind to window, and laminate wood flooring.

EN-SUITE

Fully tiled, and fitted with a modern white wc, wash hand basin on pedestal with mixer tap, and glazed corner shower enclosure fitted with mains powered shower. Glass display sill, chrome towel rail and co-ordinating accessories. Wall mirror above wash basin. White ladder style radiator. Recessed downlighters and extractor fan. Ceramic floor tiles.

DOUBLE BEDROOM 2

15'1" x 10'10" approx.

Good sized bedroom with two side facing windows. Pendant light fitting, wooden venetian blinds, and laminate wood flooring.

BATHROOM

11'5" x 6' approx.

Attractive, fully tiled bathroom fitted with a white 3-piece suite, and mixer shower with curtain over the bath. Illuminated wall mirror above the wash basin. Co-ordinating chrome accessories. Tall white ladder style radiator. Surface mounted glass ceiling light. Front facing window fitted with roller blind. Ceramic floor tiles.

FIRST FLOOR

An open-tread, turned, carpeted staircase with tall front facing window on the half landing ascends to the first floor level.

SITTING ROOM

20'4" x 15'3" approx.

This versatile, bright and open-plan area offers an ideal space for quiet relaxation with exposed ceiling beams and painted brickwork creating rustic charm, with tall front facing and velux windows providing a good flow of natural light. Deep shelved linen cupboard. TV aerial with satellite connection. Smoke detector. Chrome spotlight fittings and up-lighters. Wooden venetian and sun blinds. Cream coloured carpet.

DOUBLE BEDROOM 3

18'6" x 11'10" approx.

This spacious double bedroom affords ample space to accommodate a range of free standing furniture and enjoys a quiet aspect with fabulous open view across fields to the rear of the property. Wooden venetian blinds fitted to the full height windows. Exposed ceiling beams with fanlight fitting to the ceiling and vinyl laminate wood effect flooring.



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Gavin Bain & Company
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Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

DOUBLE BEDROOM 4

12'3" x 9'5" approx.

Meantime used as a dressing room, this bright rear facing room has exposed ceiling beams, open shelving, and laminate wood flooring. Spotlight track. TV aerial point.

DOUBLE BEDROOM 5

10'8" x 9'10" approx.

This time front facing room is currently utilised as a home office. Velux window, exposed ceiling beams and carpeted floor. Spotlight fittings. Telephone point.

BATHROOM

12'4" x 6'2" approx.

Most attractive, fully tiled bathroom fitted with a cream coloured 3-piece suite, and over-bath mixer shower with screen. Shaver socket and illuminated mirror above the wash basin. Coordinating chrome accessories. Tall white ladder style radiator. Surface mounted ceiling light. Laminate tile effect flooring. Open outlook via rear facing window.

OUTSIDE

"Blairside" is set within approximately two thirds of an acre of idyllic landscaped grounds which are a haven for local wildlife and provide an ideal setting for children playing, large social gatherings, or quiet relaxation. Fully enclosed by hedging and wooden fencing, double metal gates open into a long tree-lined driveway which offers generous parking. Laid mainly to lawn with mature flowering shrubs providing a welcome splash of colour, magnificent tall trees offer a high degree of privacy and seclusion to the front, and a wooden decked patio at the rear provides an ideal space for al fresco dining. Granite chipped area to the side with herb beds, tiered heather bed, and BBQ area with seating. Oil tank. Outside lighting.

DOUBLE GARAGE

The two car garage is detached from the home and is fitted with roller front door, power, light, water and fitted storage units. Note: The sit-on mower will remain. Workshop to the rear with shelving and door to rear garden. Laundry/boiler room housing the pressurised water tank and boiler, washing machine, and tumble dryer. Car port with under-cover parking for 2 cars.

DIRECTIONS

Travel to Blairs via Bridge of Dee, onto Leggart Terrace and thereafter South Deeside Road. Travel through the z-bend after passing Ardoe House Hotel then ahead of the long straight, turn left into a minor road which sweeps round in a horseshoe shape. "Blairside" is located along this road and is clearly identifiable by our "For Sale" board.

VIEWING

Tel 07786 730900

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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