



SUPERIOR DETACHED DWELLINGHOUSE

EDEN PLACE, DENHEAD
KINGSWELLS, AB15 8PT

VESTIBULE & RECEPTION HALL

LOUNGE & DINING ROOM

DINING KITCHEN

UTILITY ROOM

MASTER BEDROOM/EN-SUITE

4 FURTHER DOUBLE BEDROOMS

FAMILY BATHROOM

INTEGRAL SINGLE GARAGE

OIL CH/DG/INTRUDER ALARM

MATURE GARDENS



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

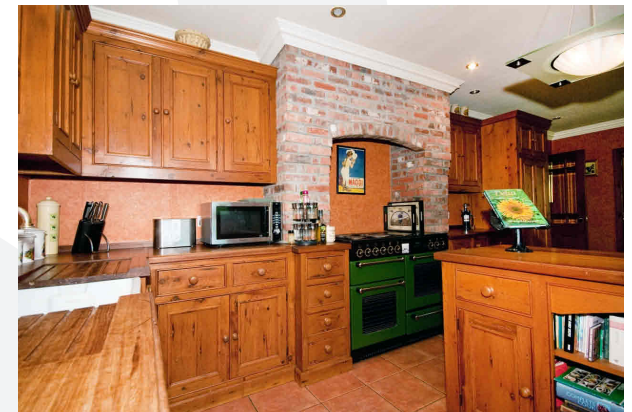
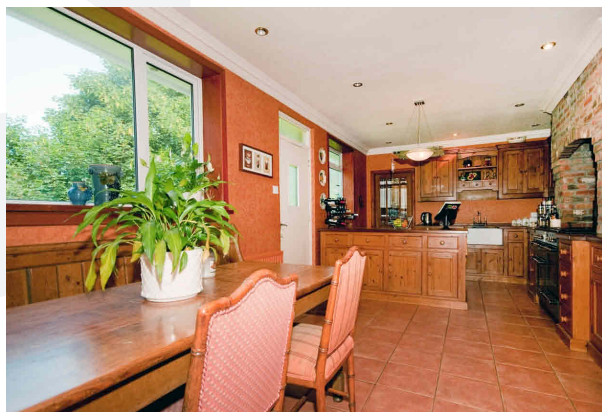
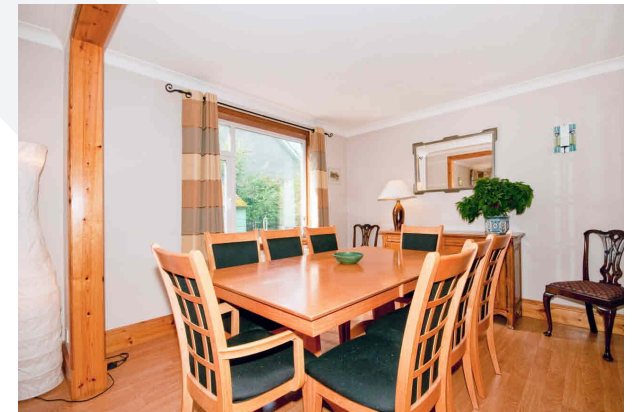
£425,000

DESCRIPTION

We are delighted to offer for sale this desirable, 5-bedroomed, detached dwellinghouse which is located within a small, exclusive development of individually designed homes, and enjoys a pleasant, semi-rural setting, yet is positioned within easy access of the wide range of amenities available in Aberdeen City. Set within private, established garden grounds and offering an exceptionally spacious level of accommodation spanning two floors, the large double glazed windows afford a generous flow of natural light to the rooms, creating a bright and airy atmosphere throughout. Further benefits include oil fired central heating, an intruder alarm system, generous storage facilities, and an integral single car garage, with additional off-street parking on the tarred driveway for several cars. Included in the sale are all carpets, floor coverings, window blinds, curtains, light fittings and white goods, and the ground floor rooms comprise: bright entrance vestibule, welcoming reception hall with galleried upper landing, tastefully presented front facing lounge with feature fireplace and dining room on open plan concept, spacious dining kitchen fitted with a range of quality bespoke "Mother Hubbard" solid pine cabinets, convenient utility room, two good sized double bedrooms, and elegant family bathroom. On the first floor there is a superbly appointed master bedroom which enjoys the luxury of an en-suite facility and access to an open balcony, and two further spacious double bedrooms, which completes the accommodation. Interior viewing is strongly recommended to fully appreciate the level of space, and appealing location which this enviable family home provides.

LOCALITY

Located on the western outskirts of Aberdeen, the property is within easy reach of all the City's amenities, including top performing primary and secondary schools. The city centre and new Kingswells/Westhill Business Parks are easily accessible, and the immediate area is served by excellent retail facilities with a new Tesco supermarket nearby at Lang Stracht, and a wider choice of retail outlets at Westhill including Tesco, Marks & Spencer, Costco, and Aldi stores. There are pleasant walks at Hazlehead Park, popular golf courses, and a swimming pool close by.



ENTRANCE VESTIBULE

Bright entrance to the home accessed via partially glazed door and side screen. Built-in cupboard housing electric meter and fusebox. Laminate wood flooring. Partially glazed door to hall.

RECEPTION HALL

Bright, welcoming hallway, spacious in proportions, and with staircase to the upper floor. Understair cupboard housing intruder alarm control panel and telephone point. Smoke detector. Laminate wood flooring. Door providing access to integral garage, and cupboard housing central heating boiler.

LOUNGE

Tastefully presented, bright and spacious lounge with large picture window to the front of the property, and window to the side. The focal point of this comfortable room is the period mahogany fireplace with decorative tiled insert and slate hearth which incorporates a fully functional fire. Television aerial point with satellite connection. Telephone point. Full length curtains fitted to windows. Laminate wood flooring.

20' x 12'6" approx

DINING ROOM

On open plan concept with the lounge, the dimensions of this room can comfortably accommodate a full range of formal dining furniture. Full length curtains on metal pole fitted to side facing window. Laminate wood flooring. Double Georgian style doors to kitchen.

11'4" x 11' approx

DINING KITCHEN

The sizeable kitchen is fitted with a quality range of quality bespoke "Mother Hubbard" solid pine floor, eye level, open display cabinets, and free standing "island" with storage drawers, complemented by co-ordinating solid wood work surfaces with integral drainers. White "Belfast" sink with mixer tap. The electric "Rangemaster" incorporates a hob with warming plate, two ovens, grill and warming drawer, and is recessed within an arched red brick feature. "Bosch" dishwasher. Recessed downlighters and suspended glass light fitting. Ceramic tiled floor. Matwell. Two rear facing windows. Door to rear garden. Ample space for dining table and chairs. Door to utility room.

21'5" x 10'11" approx

UTILITY ROOM

Fitted with ample floor, wall and drawer units in white gloss finish with contrasting worktops. The washing machine and freezer will remain. Recessed downlighters. Ceramic floor tiles. Door to hall.

DOUBLE BEDROOM 4

Good sized double bedroom located to the front of the home and featuring neutral decor with curtains fitted to large window, and laminate wood flooring.

14'6" x 10'7" approx

DOUBLE BEDROOM 5

Again with large window overlooking the front garden, this room is meantime utilised as a home office/study. Pine dado rails with co-ordinating decor and carpet. Wall mounted shelves. Telephone point.

14'1" x 9'1" approx

FAMILY BATHROOM

Bright, elegant bathroom fitted with a traditional white 3-piece suite comprising: wc with recessed cistern; wash hand basin on pedestal; and double ended bath, above which is a mains powered shower, and shower curtain. Extensive ceramic wall tiling, with decorative border tile, around the bath and splashback areas, on to display sill. Two opaque glass wall lights above the wash hand basin. Large side facing window fitted with wooden venetian

10'10" x 7'10" approx

blind. Extractor fan. Recessed downlighters. Ceramic floor tiles.

FIRST FLOOR

A carpeted staircase with carved balustrade and solid handrails leads to the galleried upper landing, where white panelled doors provide access to all rooms on this level. Front facing velux window. Access to eaves storage. Smoke detector.

MASTER BEDROOM

Superbly appointed master bedroom boasting spacious proportions and benefiting from two double built-in wardrobes finished with bi-fold doors, which provide generous hanging and shelving facilities. French doors provide access to an open balcony which offers a seating area with pleasant outlook and sunny aspect. Neutral decor with co-ordinating roller blind and cream coloured carpet.

18'7" x 13'3" approx

EN-SUITE

Fully tiled shower room fitted with traditional white wc with recessed cistern, counter-sunk wash hand basin contained within vanity unit, and recessed shower enclosure fitted with Mira electric shower and glazed door. Recessed downlighters. Extractor fan. Ceramic floor tiles. Velux window to the rear.

DOUBLE BEDROOM 2

With co-ordinating decor and pine dado rails, this spacious front facing room benefits from a double, mirror fronted wardrobe. Ample floor space for free standing furniture. Access to eaves storage area. Curtains to window. Carpeted floor.

20'10" (into window) x 12'7" approx

DOUBLE BEDROOM 3

Once again located to the front of the home this large double bedroom features co-ordinating decor, curtains and carpet. Hatch access to loft space which runs the length of the property, and provides additional storage facilities.

14'1" x 12'7" approx

SINGLE GARAGE

Integral to the home, with up and over front door, power, light and water supply.

OUTSIDE

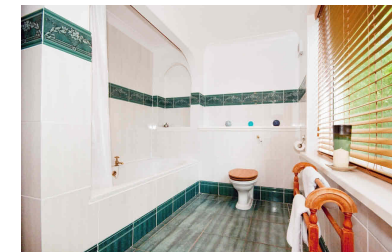
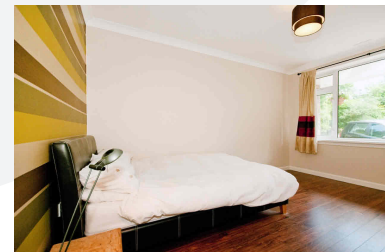
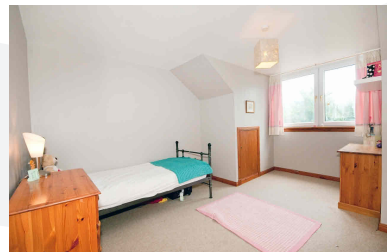
A long tarred driveway at the front leads to the property, and provides convenient off-street parking for several cars. The large, neatly maintained lawn is surrounded by established fruit trees, conifers, trees and shrubs. Outside lighting. Oil tank. Access to the rear garden can be reached via metal gates at both sides of the property. Enjoying a particularly private aspect, and a secure environment for children, the rear garden is completely enclosed, laid to lawn, and surrounded by mature rhododendrons, conifers, trees and shrubs. Two wooden sheds. Rotary clothes dryer.

DIRECTIONS

Travel towards Kingswells via Queen's Road. Take the second opening on the left hand after Aberdeen Crematorium, where Eden Place is clearly identifiable on the right hand side of the road.

VIEWING

Contact the Selling Agents.



**GAVIN BAIN
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Solicitors and Estate Agents



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