



UNIQUE CONVERTED FORMER RAILWAY STATION

PITFODELS STATION
PITFODELS STATION ROAD
CULTS, AB15 9PJ.

ENTRANCE HALL

CLOAKROOM

KITCHEN/DINER/FAMILY ROOM

LOUNGE/DINING ROOM

UTILITY ROOM

MASTER BEDROOM/EN-SUITE

GUEST BEDROOM/EN-SUITE

2 FURTHER BEDROOMS

FAMILY BATHROOM

GAS CH/UNDERFLOOR HEATING

INTRUDER ALARM

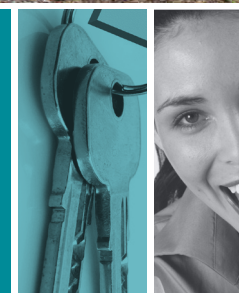
SUMMERHOUSE

GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

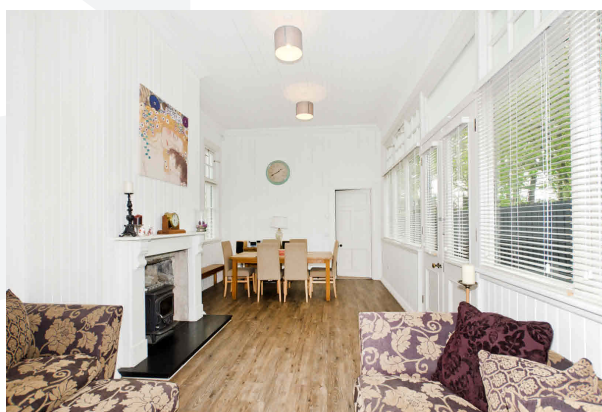
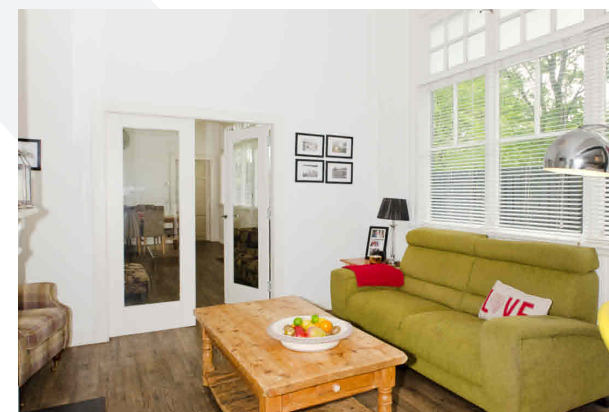
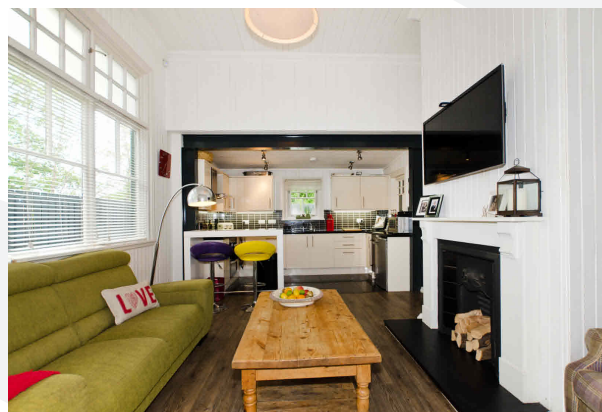
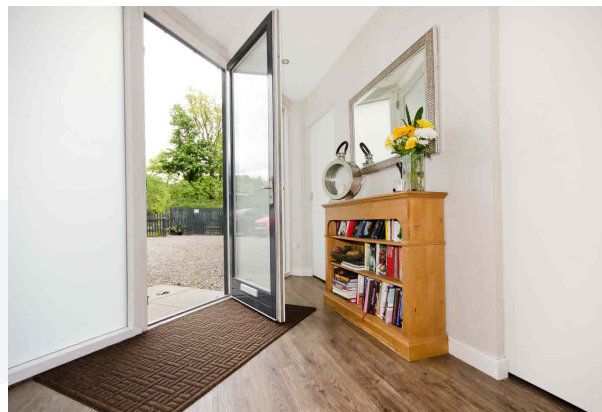
£550,000

DESCRIPTION

We have pleasure in offering for sale this Detached Grade "C" Listed Building which enjoys a prime location within an idyllic setting, close to the prestigious westerly suburb of Cults and within a short drive of Aberdeen City Centre. This is a unique opportunity for the discerning buyer to acquire a charming former railway station built in 1894, which sits on "The Old Deeside Railway Line", having been sympathetically converted and extended approximately 5 years ago and is now a "one of a kind" family home. The peaceful site is surrounded by mature trees and plants and is a haven for local wildlife. The Deeside Railway Line offered a service between Aberdeen and Banchory. The line was planned originally to end at Braemar but Queen Victoria was afraid her privacy would be disturbed by hordes of tourists at Balmoral so she bought land along the route between Ballater and Braemar to prevent this. Many of the original features have been carefully restored, adding to the character of this enviable home, and include high ceilings, sash-and-case style windows, partially glazed interior double doors, and attractive feature fireplaces, one of which incorporates an "Aga" cast iron stove. In the main station building original boarded timber linings adorn the walls of many of the rooms, which also enjoy dual aspects with pleasant outlooks over the leafy grounds. Benefiting from the modern comforts of under-floor heating in the original building and gas fired central heating in the extension, the kitchen area displays stylish white, high-gloss cabinets with contrasting polished granite work surfaces, and the quality sanitary ware throughout is in a white finish. This individually styled home offers a contemporary open-plan living space with family-sized accommodation, designed over three levels, and interior viewing is essential to fully appreciate it's appeal. Accessed from the main road via electrically operated metal security gates and a sweeping gravel driveway, the ground floor accommodation in the original building comprises: entrance hall and cloakroom; kitchen/diner/family room; lounge/dining room with direct access to the front garden; and guest bedroom with en-suite shower room. The upper floor of the extension hosts the master bedroom with en-suite, and a double bedroom with elevated decked balcony off. Completing the accommodation on the lower ground floor of the extension is the convenient utility room; striking family bathroom with separate walk-in shower enclosure; and a further double bedroom. The full length loft space offers the opportunity for further accommodation subject to the usual planning permissions. Planning permission was previously granted for the construction of a detached double garage and may be able to be reinstated. The mature and private gardens are a haven for local wildlife and there are a number of sheltered spots from which to enjoy some outdoor relaxation, including an elevated summerhouse with wooden deck. A gate at the front opens directly onto "The Old Deeside Railway Line" which is a popular exercise route for walkers, runners and cyclists.

LOCALITY

Cults is a prestigious suburb lying approximately 4 miles to the west of Aberdeen City Centre, popular with families, and on a direct route to Royal Deeside. Local amenities are well catered for within the area, and these include reputable pre-school nurseries, primary and secondary schools, a range of sporting and recreational facilities, an interesting variety of independent shops and cafes, a popular hotel, and good public transport links. The property is also ideally placed within easy reach of the expanding office and industrial complexes at both Kingswells and Westhill, as well as the numerous outdoor and leisure pursuits available in Royal Deeside.



ENTRANCE HALL

Accessed via an opaque glass door with glazed side screens, the bright entrance to the home provides access to rooms in both the original building and extension. Intruder alarm control panel. Recessed downlighters and smoke detector.

CLOAKROOM

Fitted with a modern white wc, and wash hand basin with mixer tap housed in a vanity unit. Ceramic wall tiling to dado height. Chrome ladder style radiator. Extractor fan. Ceiling pendant. Opaque glass window. Ceramic floor tiles.

KITCHEN

Smart kitchen, well equipped with a stylish range of white high-gloss cabinets complemented by under-pelmet lighting, brushed steel handles, contrasting black polished granite work surfaces with integral drainer, and splashback tiling. "Belfast" sink with chrome mixer and boiling taps. Touch control electric hob with chimney style extractor canopy above and electric double oven/grill below. Integrated dishwasher, wine fridge and free standing refrigerator. Spotlight fittings and smoke detector. Roller blind fitted to window. Polished ceramic floor tiles.

DINER/FAMILY ROOM

On open-plan concept with the kitchen, this comfortably proportioned room boasts a high ceiling, dual aspect windows and an impressive white fireplace which provides a pleasing focal point. Concealed aerial for wall mounted TV. White wooden venetian blinds. Karndeian dark oak flooring. Glazed double doors to lounge.

LOUNGE/DINING ROOM

The centrepiece of this bright and spacious room is the exposed granite ingleneuk fireplace with white mantle which incorporates an "Aga" cast iron stove. Ample natural light is drawn in via the dual aspect windows and partially glazed doors which open onto the front garden. The generous proportions afford plenty space to accommodate both lounge and dining furniture. Two ceiling pendants. Karndeian dark oak flooring.

GUEST BEDROOM

This good sized room benefits from generous built-in storage facilities and loft space accessed via a hatch with pull down ladder. Feature white fireplace with cast iron inset and slate hearth. Neutral coloured carpet and roller blinds fitted to the front facing windows. EN-SUITE: Fitted with modern, white sanitary ware comprising: wc, wash hand basin on pedestal, and fully tiled walk-in shower fitted with mains powered shower with fixed and flexible shower heads. Shaver socket. Spotlight fittings and extractor fan. Chrome ladder style radiator/towel warmer. Roller blinds fitted to windows. Ceramic floor tiles.

UPPER FLOOR

A carpeted staircase from the entrance hall ascends to the upper floor extension where a full height, rear

facing picture window allows a good flow of natural light. White wooden venetian blind. Recessed downlighters and smoke detector.

MASTER BEDROOM

This instantly appealing room boasts a curved wall with floor-to-ceiling windows offering a particularly private and leafy outlook. The attractive décor is enhanced by co-ordinating white wood venetian blinds, full length curtains, and carpeted floor. Television aerial and telephone points. Recessed downlighters. The large free standing wardrobe unit which provides extensive hanging and shelving facilities will remain. EN-SUITE: Partially tiled to dado height, the smart en-suite is fitted with a white wc, wash basin set in high-gloss vanity unit and walk-in, fully tiled shower enclosure. Shaver socket. Tall chrome ladder style radiator/towel warmer. Extractor fan and recessed downlighters. Ceramic floor tiles.

BEDROOM 4

This charming, bright room is meantime used as a Home Office. Floor-to-ceiling window and glazed door opening onto an elevated decked balcony with glass balustrade which offers a leafy outlook and private space for outdoor relaxation. Cupboard housing water cylinder. Concealed aerial for wall mounted TV. Telephone point. Recessed downlighters and carbon monoxide detector. Full length curtains fitted to wooden pole, and carpeted floor.

LOWER GROUND FLOOR

A carpeted staircase from the entrance hall leads down to the remaining rooms. Rear facing window fitted with white wooden venetian blind. Recessed downlighters and smoke detector.

UTILITY ROOM

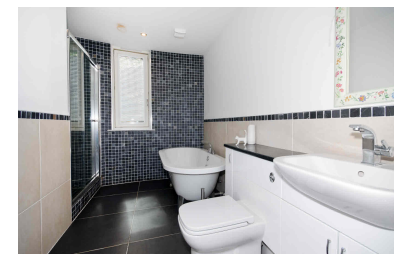
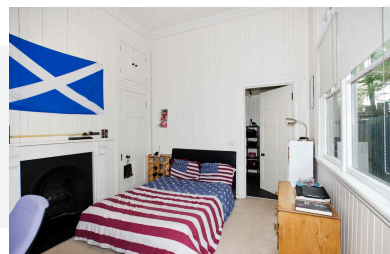
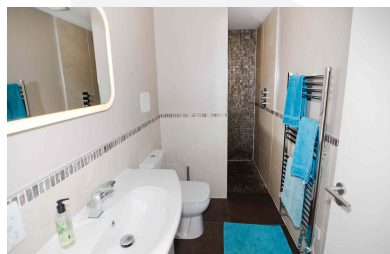
Equipped with base units, wall shelves, work surfaces, and a "Belfast" sink. Integrated fridge/freezer, and free standing "Bosch" washing machine and tumble dryer, which will remain. Recessed downlighters, extractor fan and smoke detector. Ceramic floor tiles.

FAMILY BATHROOM

Striking bathroom fitted with contemporary, white sanitary ware, comprising: wc with recessed cistern, and counter-sunk wash basin with mixer tap, both housed in a high-gloss vanity unit with black counter-top; free standing double-ended bath with chrome filler tap; and recessed shower enclosure fitted with mains powered shower and glass doors. Mosaic tiling to the curved front wall which extends into the shower unit, ceramic wall tiles to dado height, and also to the floor. Shaver socket. Rear facing window fitted with micro venetian blind. Recessed downlighters and extractor fan.

BEDROOM 3

Delightful room, again with feature curved wall, enjoying a private aspect with front and rear facing windows fitted with roller blinds, and ample floor space for free standing furniture. TV and telephone points. Recessed downlighters. Dark oak Karndeian flooring.



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OUTSIDE

Access to the property is via electrically operated metal security gates which open into the sweeping gravel driveway leading down to a convenient parking area for several cars at the rear. The delightful, well maintained rear garden boasts a large lawn bordered by a variety of established plants and enclosed by picket fencing. Mature trees provide a good degree of screening and privacy and a raised shrubbery provides an abundance of colour. An elevated wooden summerhouse with decked area is divided into an ideal sheltered seating area, and also a convenient tool shed. A paved path and high fencing with a gate onto "The Old Deeside Railway Line" runs along the front of the property, with a particularly sheltered wooden deck providing an ideal space for al fresco dining. External water tap, sensor activated and path lighting.



DIRECTIONS

From Aberdeen City Centre travel in a westerly direction along Great Western Road towards Cults. Travel along Great Western Road to Mannofield and through the traffic lights at Springfield Road, then turn left down Pitfodels Station Road. The entrance driveway to the property is on the right, immediately ahead of the traffic lights, and is accessed via metal security gates marked "Pitfodels Station".

VIEWING

Tel 07735 098260 (Bryce).

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.

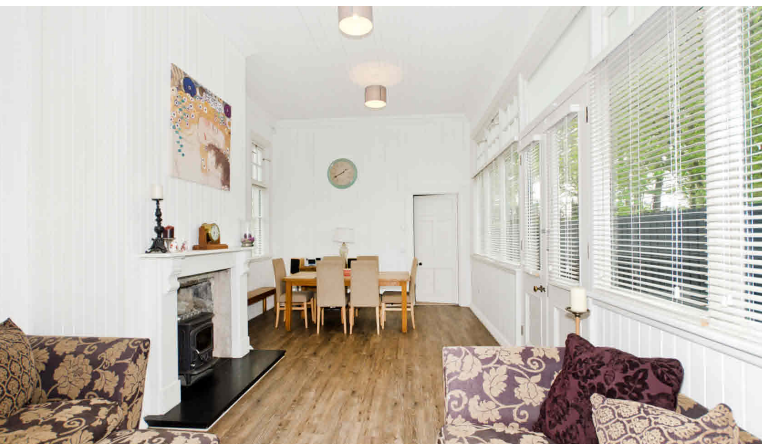
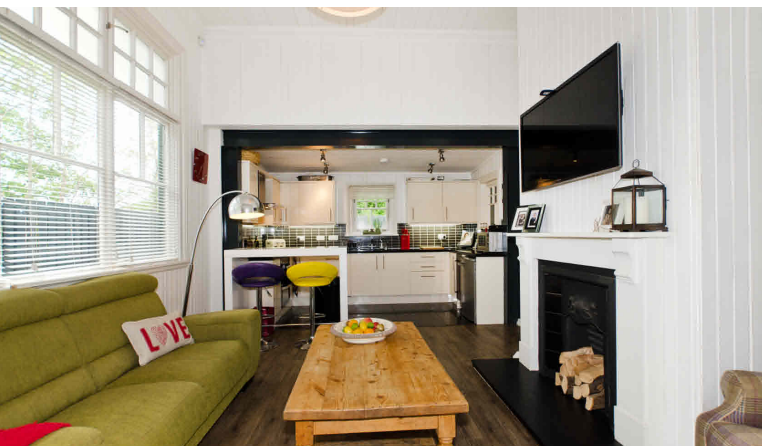


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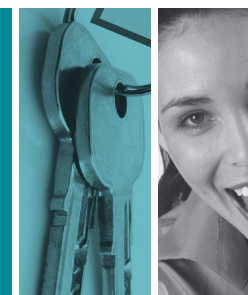
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