



DESIRABLE DETACHED DWELLINGHOUSE

THE MILL HOUSE
BUCKLERBURN ROAD
PETERCULTER, AB14 0NP

ENTRANCE HALL

CLOAKROOM

GARDEN ROOM

LOUNGE & DINING ROOM

DINING KITCHEN & UTILITY ROOM

MASTER BEDROOM/EN-SUITE

3 FURTHER DOUBLE BEDROOMS

FAMILY BATHROOM

DOUBLE GARAGE

GAS CH/DG/INTRUDER ALARM

GARDENS



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£447,500

DESCRIPTION

We are delighted to offer for sale this highly desirable, individually designed, detached dwellinghouse which enjoys a peaceful location in the much sought after, westerly suburb of Peterculter. Set within delightful, well established garden grounds which provide a good degree of privacy, this enviable family home boasts fabulous open views over the Deeside Valley, and interior viewing is essential to fully appreciate both the tranquil setting, and level of accommodation on offer. The split level accommodation is generously proportioned with large double glazed windows providing a good flow of natural light throughout, and benefits include gas fired central heating, an intruder alarm system, mains wired smoke detectors, and a double garage with remote controlled doors. The ground floor entrance hall provides access to a convenient cloakroom/toilet, a bright and spacious garden room with full height windows and door to paved patio, and well appointed dining kitchen with adjacent utility room. The charming, generously proportioned lounge boasts an elegant fireplace, is located on the lower ground floor and has direct access onto a large wooden deck. The formal dining room is also conveniently located on this level. Upstairs, the accommodation is on two levels. There are two spacious double bedrooms, and a luxurious family bathroom on the first level. A superb master bedroom with modern ensuite shower room, and further double bedroom are situated on the second level. The mature, south facing, garden grounds are truly idyllic, thoughtfully landscaped, laid mainly to lawn, and stocked with an abundance of established trees, shrubs, bulbs and plants providing year-round colour. The patio and extensive decking areas are ideal for "al fresco" dining, and there is ample off-street parking facilities.

LOCALITY

Peterculter is a popular suburb lying within only a few miles to the west of Aberdeen city centre, popular with families and well served by excellent local amenities. These include a primary school, a range of shops serving everyday needs, health centre, sports and community facilities, library, 18-hole golf course, and excellent public transport links. The property is also ideally placed within easy reach of the numerous walking, fishing and other outdoor pursuits available within Royal Deeside.



GROUND FLOOR - ENTRANCE HALL

An arched storm porch with tiled floor provides access via a glazed front door to the hall. Neutral decor with ceramic floor tiles. Glazed doors to garden room.

CLOAKROOM

Fitted with a modern, white wc, and wash hand basin on pedestal with chrome mixer tap. Ceramic wall tiling to dado height. Extractor fan. Chrome towel rail and co-ordinating accessories. Frosted glass window. Ceramic floor tiles.

GARDEN ROOM

Enjoying a pleasant outlook over the garden grounds, this bright and spacious room features a glazed ceiling, full height windows and a glazed door allowing a good flow of natural light. Ceramic tiled floor. Smoke detectors. Staircases to other levels.

DINING KITCHEN

Fitted with a comprehensive range of limed oak, base, eye level, open ended display, and drawer cabinets complemented by contrasting granite effect work surfaces and co-ordinating splashback tiles. Built-in wine rack. One and a half bowl asterite sink and drainer with mixer tap and instant hot water tap / filtered water. "Siemens" touch control induction hob with integrated extractor canopy above, and coordinating "Siemens" electric oven/grill below. Integrated refrigerator and dishwasher. Ample space for dining table and chairs. Front and garden facing window and glazed door to side parking space. Television aerial and telephone points. Chrome recessed downlighters. Ceramic floor tiles.

UTILITY ROOM

Conveniently located off the kitchen and fitted with ample units and worktop accommodation. Asterite sink with single drainer and mixer tap. The washing machine and tumble dryer will remain. Hatch access to loft space. Ceramic floor tiles. Roman blind fitted to window. Space for under counter fridge or freezer.

LOWER GROUND FLOOR - LOUNGE

Charming lounge enjoying spacious proportions, with French doors providing access onto a large wooden sun deck. An oak fireplace with polished granite inset and hearth incorporating a gas burning coal effect fire provides an attractive focal point, and the flooring is in oak. Large, shelved, walk-in cupboard with light. Fitted blinds. Television aerial and telephone points. Smoke detector.

DINING ROOM

Located off the lounge, the formal dining room affords ample space for a full dining suite. Oak flooring.

FIRST FLOOR - Level 1 - UPPER HALL

A carpeted staircase, with 'cathedral window' leads to the upper floor where hardwood panelled doors provide access to the remaining rooms. Velux window. Telephone point. Smoke detector. Fitted blinds.

DOUBLE BEDROOM 2

This spacious double bedroom boasts fabulous views over the Dee valley, and a double door wardrobe provides generous hanging and shelving facilities. Chrome spotlight track. Telephone point. Carpeted floor. Fitted wooden blinds. TV point.

DOUBLE BEDROOM 3

Further double bedroom, again benefiting from a built-in wardrobe fitted with hanging rail and shelf. Chrome/glass spotlight fitting. Neutral coloured carpet and Roman blind fitted to window. TV point.

FAMILY BATHROOM

Luxurious bathroom fitted with a white suite comprising: wc with recessed cistern and counter-sunk wash hand basin, both contained within a white, corner vanity unit with beech counter top; and bath with chrome mains powered shower above and double width glazed screen. Ceramic wall tiles along one wall, to the splashback areas and kick plates. Large fitted wall mirror with side lights above the wash and basin. Chrome ladder style radiator. Shaver socket. Recessed downlighters and extractor fan. Velux window fitted with roller blind. Ceramic floor tiles.

FIRST FLOOR - Level 2 - MASTER BEDROOM

Superb master bedroom with two front facing windows and benefiting from a double door wardrobe which provides ample hanging and shelving facilities. Chrome and glass ceiling light. Television aerial and telephone points. Neutral coloured carpet.

EN-SUITE

Attractive, fully tiled bathroom with white sanitary ware, comprising: wc; square counter-top wash hand basin with chrome mixer tap on large vanity unit with glass counter top and contemporary wooden storage drawers below; and bath, above which is a chrome mains powered shower and double width glass screen. Wall mirror with overhead lights above the wash hand basin. Chrome recessed downlighters and extractor fan. Chrome ladder style radiator. Shaver socket. Large velux window with blind. Ceramic floor tiles.

DOUBLE BEDROOM 4

Spacious room with bright decor and co-ordinating carpet, again enjoying a superb open view to the rear garden and Deeside. Built-in wardrobe with hanging rail and shelf. Roman blind. Tv point.

OUTSIDE

The mature, south facing, garden grounds are truly idyllic, thoughtfully landscaped, laid mainly to lawn, and stocked with an abundance of established trees, shrubs, bulbs and plants providing year-round colour. A large wooden decking area is ideal for entertaining, with an additional patio area, ideal for outdoor relaxation and "al fresco" dining. Water tap, outside lighting and power.

DOUBLE GARAGE

Large double garage with remotely controlled doors. Fitted workbench and shelving. Power and water supplies.

DIRECTIONS

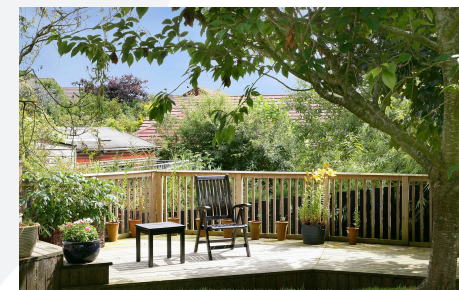
Travel from Aberdeen to Peterculter via North Deeside Road. On entering the village turn right up School Road. Proceed to the brow of the hill and then as far as the sign for Bucklerburn Drive, where the track to the right is located. Proceed down the track for a short distance, turning left at the end where The Mill House is clearly identifiable on the left hand side.

VIEWING

Contact Selling Agents.

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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