



Shannesk House Blairs | Aberdeen | AB12 5YQ

STUNNING FOUR BEDROOM DETACHED DWELLINGHOUSE WITH SPECTACULAR VIEWS OF THE RIVER

Offers Over £538,000

We are delighted to offer for sale this beautifully presented, four bedroom detached dwelling-house which enjoys a stunning setting with open views of the River Dee and Deeside Golf Course.

The property features bright, well-appointed accommodation including a large sun lounge and conservatory which provides a stylish and welcoming entrance to the home.

The central hallway is finished with solid oak flooring and also has two useful utility cupboards, one accommodating the washing machine and the other perfect for storage.

From the hallway there is easy access to a large, double bedroom and a door leading to the double integral garage.

A few steps from the central hall lead to the main accommodation comprising a superb lounge with a large window with breath-taking views of the River Dee.

The lounge is completed with neutral décor with ceiling coving and a red multi fuel burning stove set on a slate hearth creating a focal point for the room. From the lounge, sliding doors lead to the conservatory with black and white tiled flooring and a door giving access out to a decked area.

The open plan dining room/kitchen has been refurbished to an exceptionally high standard with a superb range of quality cabinets, contrasting work surfaces, stainless steel sink and drainer with mixer tap and tiled splashbacks. The kitchen also boasts a Leisure range stove with overhead extractor hood and integrated dishwasher, fridge and freezer. The central breakfast bar is complemented by a wine fridge below while French doors lead from the dining room to the outdoor decking area.

Also on this floor is a shower room with fully tiled shower enclosure, electric shower, vanity unit with wash hand basin and wc.

The king-size master bedroom benefits from glorious views of Deeside Golf Course and comes complete with bi-fold wardrobe and further large storage wardrobes. The en suite bathroom has an over bath shower vanity unit with wash basin and wc.

There are two further good sized double bedrooms.

The property is served by LPG gas central heating and a septic tank which is accessed via private road.

Externally the home is finished with attractive, composite cladding which has a 50 year guarantee. The expansive garden grounds are beautifully maintained with large areas laid to lawn and shrubs.

There is an integral double garage with remote controlled up and over door, power and light and the gas central heating boiler. The garage could be converted to provide additional accommodation if required. There is a further detached double garage which has two doors, power and light.

Ground Floor

Hall

Sun Room

13'10" x 8'7" (4.22m x 2.62m) approx.

Bedroom Four

12'6" x 9'1" (3.81m x 2.77m) approx.

First Floor

Hall

Lounge

23'11" x 14'7" (7.29m x 4.45m) approx.

Conservatory

14'3" x 9'10" (4.34m x 3m) approx.

Kitchen/Dining Room

20'4" x 12'8" (6.2m x 3.86m) approx.

Shower Room

8'8" x 6'5" (2.64m x 1.96m) approx.

Master Bedroom

18' x 11'2" (5.49m x 3.4m) approx.

En Suite Bathroom

Bedroom Two

11'6" x 7'10" (3.51m x 2.39m) approx.

Bedroom Three/Office

11'7" x 9'11" (3.53m x 3.02m) approx.

To be included in the sale price are all carpets, curtains, light fittings and kitchen white goods.

EPC Band E



Sun Room



Hall



Bedroom Four



Bedroom Four Alternative View



Stairs to First Floor



Lounge



Conservatory



Kitchen/Dining Room



Kitchen/Dining Room Alternative View



Shower Room



Master Bedroom



Master Bedroom Alternative View



En Suite Bathroom



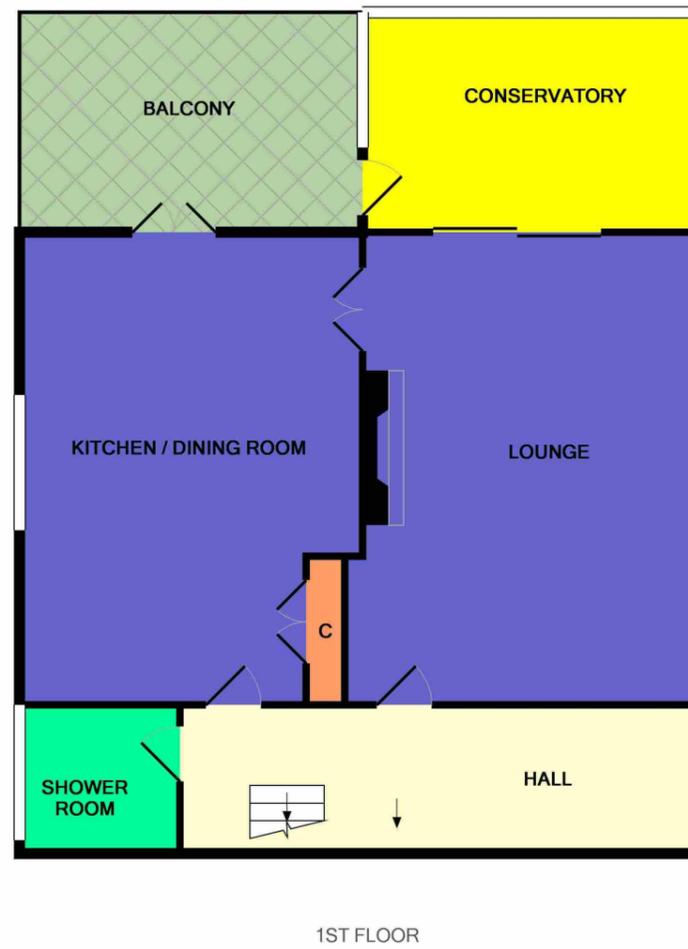
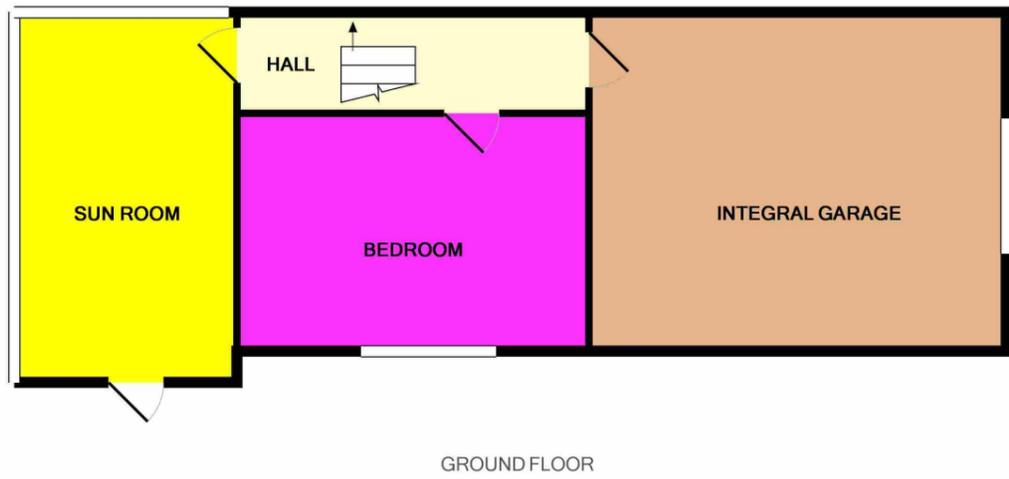
Bedroom Two



Bedroom Three/Office



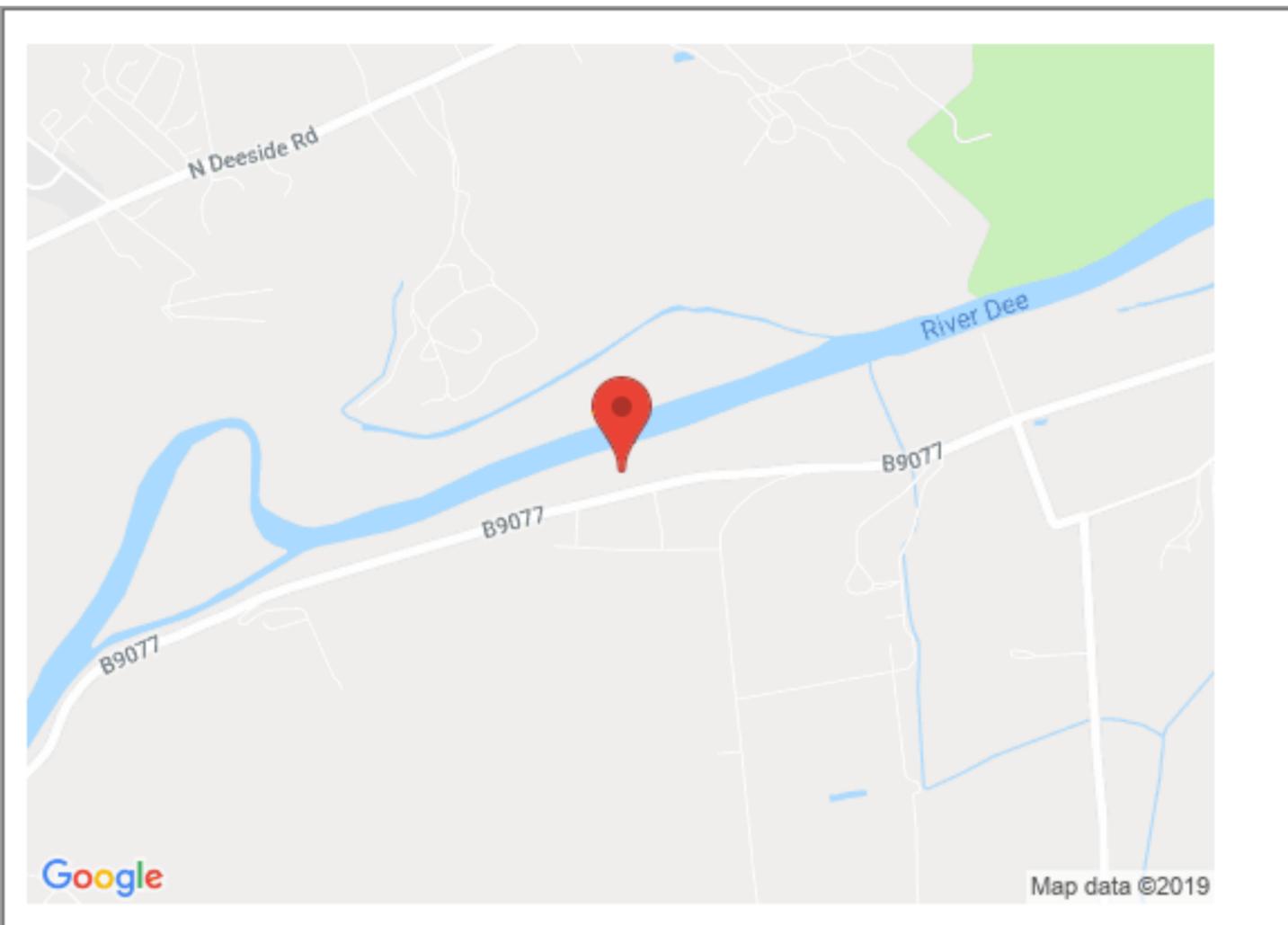
Decking Area



Floor Plans

Viewing By Appointment Telephone 01224 867105 OR 07792 417875 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions:

Travelling from Union Street continue onto Holburn Street and proceed over the Bridge of Dee. At the roundabout continue to the right onto the Lower Deeside Road, follow this road a good distance passing Ardoe House on the left hand side, continue round an S-bend onto a long straight and you will come upon a signpost to the right for Shannesk House.

Location:

The property is situated off South Deeside Road via a private road, well placed within easy commuting distance of Aberdeen and also across to Milltimber, Bielside and Cults. It is situated not far from the Paul Lawrie Driving Range and Golf Course and it is ideally placed for those working to the south side of the city.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.