



Arden Dalmuinzie Road | Bieldside | AB15 9EB

Four/Five Bedroom Detached in Secluded 1/2 Acre Plot

Offers Over £750,000

ACCOMMODATION

Ground Floor

Lounge

28'6" x 16'9" (8.69m x 5.11m) approx.

Dining Room

13'9" x 13'2" (4.19m x 4.01m) approx.

Dining Kitchen

21'5" x 10'11" (6.53m x 3.33m) approx.

Family Room

13'9" x 13'2" (4.19m x 4.01m) approx.

Bathroom

12'6" x 6'3" (3.81m x 1.91m) approx.

Utility Room

9'9" x 7'1" (2.97m x 2.16m) approx.

Bedroom

14'8" x 9'8" (4.47m x 2.95m) approx.

Shower Room

9'8" x 5'9" (2.95m x 1.75m) approx.

First Floor

Master Bedroom

25'6" x 19'3" (7.77m x 5.87m) approx.

En Suite

13'2" x 11'7" (4.01m x 3.53m) approx.

Bedroom

18'2" x 17'5" (5.54m x 5.31m) approx.

Bedroom

14'8" x 13'3" (4.47m x 4.04m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C

Occupying a most secluded plot on a particularly desirable street, we offer for sale this deceptively spacious detached dwellinghouse. The property offers versatile accommodation laid out across two floors, boasting superb living space for modern family life as well as generous bedroom accommodation and private, mature gardens.

The home is entered into the hallway, giving way to a most striking lounge which is beautifully bright having a tall pitched bay window looking out onto the mature trees in the garden. The kitchen is fitted with a range of units and appliances, as well as Rayburn stove, and offers ample space for everyday family dining. On open plan, the family room features French doors opening out onto a patio area. Formal dining and entertaining space is found within the separate dining room and a double bedroom and shower room provides useful ground floor accommodation.

Completing this floor a further family bathroom is located off the rear hall, as is the convenient utility room with space for laundry appliances and direct access into the integral double garage.

Two separate stair cases provide access to the first floor accommodation, with each option boasting generous landings which offer excellent study space if required. The master bedroom is a most impressive room having a beautiful deep bay window looking out to the surrounding trees, as well as further Velux windows which make the room particularly bright. Built-in wardrobes offer excellent storage and the en-suite/Jack and Jill shower room services both the master bedroom and the third bedroom which also a well proportioned double.

The second double bedroom is also a most generous room featuring ceiling beams, built-in storage and a serene outlook to the nearby wood.

Outside, the beautifully tended gardens wrap around the property and are mainly laid to lawn, sheltered by mature trees and bushes providing a great degree of privacy. Patio areas offer space for outdoor seating and dining and the two large timber sheds make for useful outdoor storage space. The gated driveway offers convenient off-street parking for several vehicles and leads up to the double garage with electric up and over door.



Hallway



Lounge



Lounge



Lounge



Dining Room



Dining Kitchen



Family Room



Bedroom 4



Shower Room



Rear Hall



Bathroom



Landing



Master Bedroom



Master Bedroom



Master Bedroom



En Suite / Jack & Jill Shower Room



Virtual Furnishing

Bedroom 2



Bedroom 3



Driveway



Driveway



Gardens



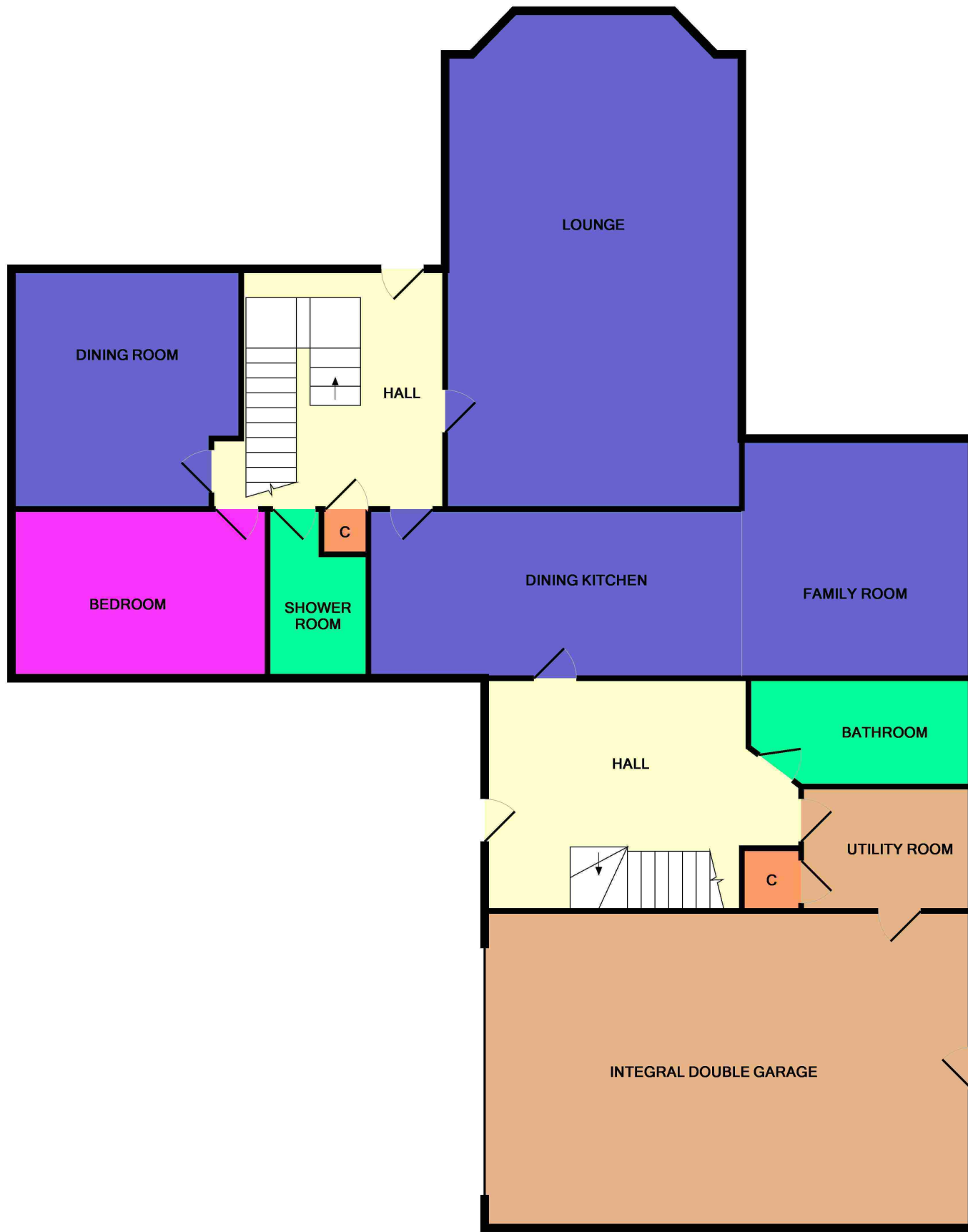
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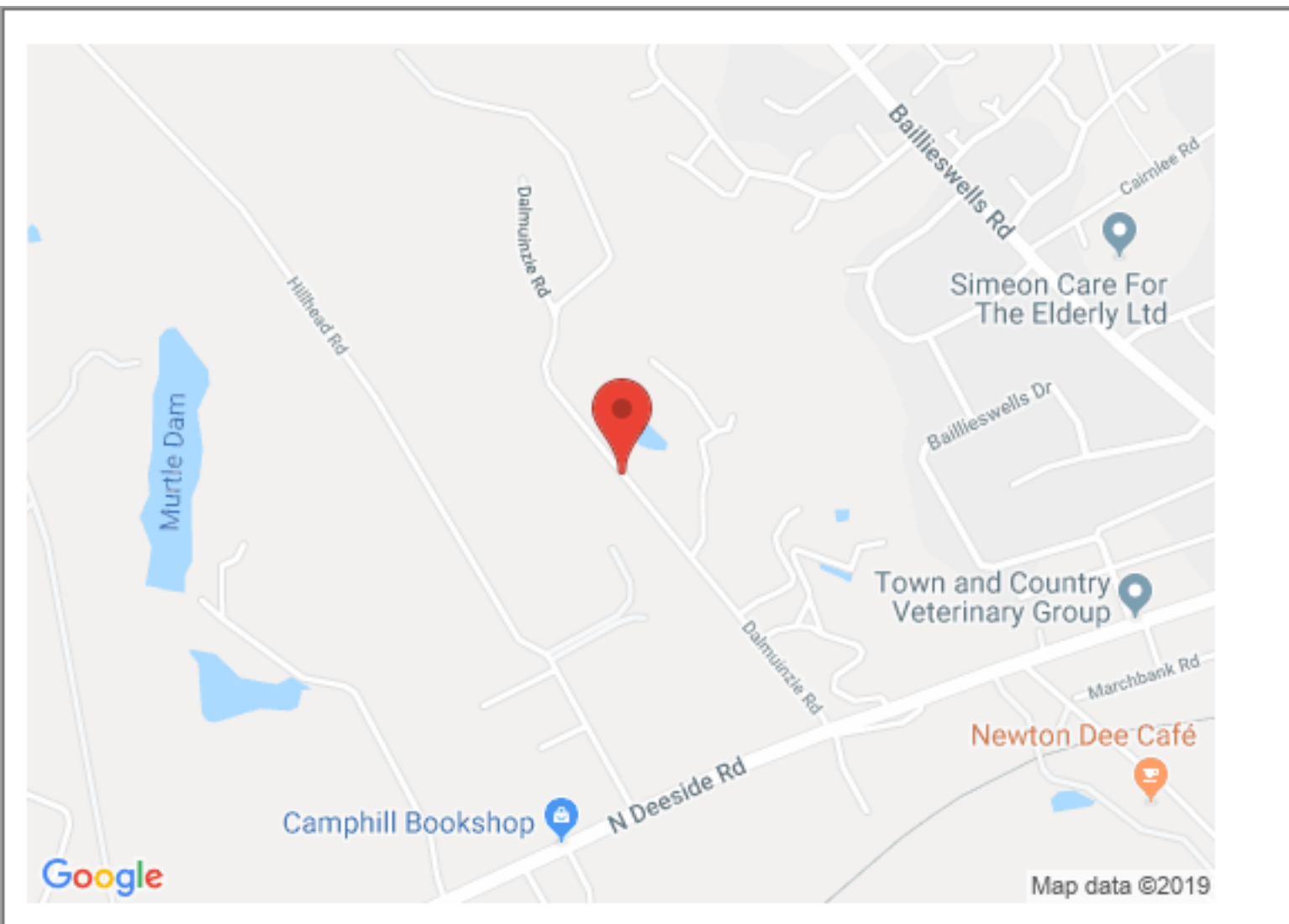
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

From Aberdeen city, travel along North Deeside Road, passing through Cults and into Bielside. Turn right onto Dalmuinzie Road and continue ahead where you will find Arden located on the left hand side.

Location

Dalmuinzie Road is one of the most sought-after residential streets, situated in the desirable area of Bielside which lies approximately six miles west of the city centre. The area is well served by local shops, a public house and various amenities within nearby Cults and Milltimber. A regular bus service makes all parts of the city accessible and the open spaces of the Royal Deeside offers a host of outdoor activities all year round.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

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.