



Ivoalian 60 North Deeside Road
Bielside, Aberdeen, AB15 9DT

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Conservatory

**Ivoalian 60 North Deeside Road
Bieldside, Aberdeen, AB15 9DT**

**Superb six bedroom home in highly desirable
location**

- Stunning blend of period and modern features
- Bright lounge on open plan with fabulous dining room
- Exceptional Clive Christian kitchen
- Breathtaking orangerie-style conservatory
- Fantastic master bedroom with dressing area and en suite
- Double garage and immaculately manicured gardens



Six beds.



Four bathrooms.



Three public rooms.

Superb six bedroom home in highly desirable location

Set back from the road within delightfully maintained gardens, we are delighted to present for sale this breathtaking six bedroom detached granite home. Enjoying a great deal of privacy within the mature gardens with manicured lawn and bushes and beautiful ornamental touches, this property captures the essence of elegance with a blend of period features combined with modern finishes, offering majestically spacious accommodation. Decor throughout is a neutral palette with bursts of colour and early viewing is highly recommended to get a true feel for this outstanding home. The exterior entrance is stunningly framed with period columns and entry to the property is gained via a welcoming vestibule, bringing you into a wonderfully spacious hall which houses a useful WC fitted with white two-piece suite. The lounge enjoys a pleasant aspect over the front of the property with a fabulous bay window which floods the room with natural light, and boasts beautiful period touches with ceiling cornicing and high level dado rails. On semi-open plan with the lounge is the formal dining room which has a feature fireplace and French doors providing access to the patio. The true heart of the home is the exceptional kitchen/diner which has an expanse of space and is finished to the highest quality with a wide range Clive Christian base and wall units, contrasting worktops, central island, large double fridge, two freezers, two dishwashers, built-in coffee maker and Smeg triple oven. Within the kitchen is a fabulous sitting area with an electric fireplace, above which is a TV cleverly disguised as a lovely painting which appears at the touch of a button. Ample space for dining furniture can be found in a further recessed area with bay window. Leading from the kitchen is the extensively sized conservatory which has a lovely orangerie feel, enjoying glass ceilings and pleasant garden views.



Master Bedroom



En Suite



Rear Garden



Driveway

Adjacent to the kitchen is the handy utility room which is finished with a range of floor-to-ceiling wood effect units, contrasting worktops, sink area and offers additional storage space. A generously sized bedroom/study with stunning fireplace and marble surround, large bay window with front aspect and two recessed alcoves, completes the ground floor. A delightful staircase with decorative balustrade and luxurious mushroom carpet splits at the top, leading to the upper floor which is awash with light via the sky light, and leads to a quaint, decorative balcony. The master bedroom is an exceptionally spacious room which is freshly decorated and boasts a dressing room in addition to an en suite complete with walk in shower and two-piece suite. The generously sized guest bedroom is a fantastic addition to the property with built-in wardrobe space, pleasant front outlook and a large en suite, cleverly hidden with wardrobe doors which features corner shower, WC, sink and bidet. Bedroom two enjoys views to the side of the property and has the added benefit of built-in wardrobes with sliding doors, housing hanging rails and shelves for storage. The three further generously sized bedrooms all have ample space for free-standing furniture, with bedroom four and five sharing a sizeable shower room with Jack & Jill door, double sinks, large walk-in shower cubicle, WC and bidet. Completing the upper accommodation is the bathroom which is finished with striking decorative tiles, white three-piece suite with gold accents comprising WC, wash hand basin housed in a handy vanity unit offering additional storage, and an elevated bath. Externally, there is a detached double garage, opened via remote, and an expansive driveway offering off-street parking for a large number of vehicles. The property also boasts an outstanding security system for safety and peace of mind. The rear garden is exceptionally well-maintained with decorative lamp posts interspersed around the grounds and there is a lovely patio area, ideal for al-fresco dining, nestled in an array of bushes completes the elegant essence of this outstanding property.

Accommodation and plans

Lounge	13'3" x 18'2"	4.04m x 5.54m
Dining Room	13'3" x 14'1"	4.04m x 4.29m
Kitchen/Diner	27'7" x 30'0"	8.41m x 9.15m
Conservatory	17'7" x 22'4"	5.36m x 6.81m
Bedroom/Study	12'0" x 14'1"	3.66m x 4.29m
Master Bedroom	11'4" x 12'11"	3.46m x 3.94m
En Suite	11'3" x 8'10"	3.43m x 2.69m
Guest Bedroom	12'3" x 17'4"	3.73m x 5.28m
Bedroom 2	13'5" x 10'4"	4.09m x 3.15m
Bedroom 3	12'8" x 14'1"	3.86m x 4.29m
Bedroom 4	11'3" x 10'6"	3.43m x 3.2m
Bedroom 5	11'3" x 11'8"	3.43m x 3.56m



Directions

Travelling from Union Street, take a left turn onto Holburn Street. Continue along to the traffic lights and take a right onto Great Western Road. Continue along the road until reaching North Deeside Road, where number 60 is a little distance along on the right.

Location

60 North Deeside is situated within a highly desirable suburb located on the direct route to Royal Deeside and has its own range of local shops and amenities. There are excellent primary and secondary schools within the vicinity and it is well placed for the private schools that Aberdeen has to offer. From the property there is access to the Deeside Railway Line which provides beautiful walks towards the Duthie Park or to the west to Banchory. The area is well served by public transport facilities making many parts of Aberdeen easily accessible with a good linked road across to Westhill and Kingswells where many of the office and industrial complexes are situated and thereafter across to Dyce and Aberdeen Airport.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.