



**21 Kepplestone Gardens**  
Aberdeen, AB15 4DH

ledingham  
chalmers  
estate agency





Entrance Hall





Lounge- Virtual Furnishing



Kitchen/Family Room

## 21 Kepplestone Gardens Aberdeen, AB15 4DH

### Outstanding Executive Family Home, Upgraded Throughout To The Highest Standard

- Beautifully upgraded and immaculately finished
- Breathtaking hall with sweeping staircase
- Elegant lounge with contemporary style fire
- Outstanding kitchen/diner/family room
- Master Bedroom with balcony and en suite
- Detached cinema room and play room



Four beds.



Four bathrooms.



Four public rooms.



## Outstanding Executive Family Home, Upgraded Throughout To The Highest Standard

Located on an enviable corner site in the prestigious Kepplestone development this immaculate detached dwelling house with double garage is offered for sale.

The property has recently undergone a major programme of refurbishment to provide an exceptional family home with attention to detail evident throughout.

Significant improvements include the reconfiguration of the ground floor with internal doors moved and replaced, walls have been moved and the kitchen has been totally refurbished to provide a fabulous open plan family/dining/kitchen.

All bathrooms have been upgraded with contemporary style sanitary ware.

The whole property has stylishly decorated with tasteful wall coverings, curtains and blinds from Andersons of Inverurie.

The grand archway door gives a stunning entrance to the property. The vestibule has double doors leading to the reception hall which has Karndean flooring and a striking double staircase leading to the upper floor.

Located off the hall, there is a WC with stylish suite, substantial utility room with separate back door access.

The elegant lounge has a front aspect and contemporary style fire. Also enjoying a front aspect, the formal dining room is a versatile room suitable as a playroom, additional sitting room or bedroom.

Another versatile room is the office which is ideal for home working, and again has the flexibility to be used as an additional bedroom or sitting room if required. The true heart of this home is the open plan family/dining/kitchen, fitted with an extensive range of superior units with Corian work tops fitted by Drumoak Kitchens. It has a large central island unit, separate sitting area and French doors leading to the garden.



Master Bedroom - Virtual Furnishing



En Suite





Cinema/Playroom



Rear Garden

A sweeping double staircase leads to the galleried landing. The master suite comprises a large double bedroom with extensive storage and French doors leading to a balcony. It has an impressive large en suite bathroom with high quality fittings. There are three additional generous double bedrooms, all with fitted wardrobes and en suite facilities.

The property sits on a generous corner plot with gardens to the front, side and rear. There is a double garage with two remote controlled doors, light, power and a fully floored loft. One half of the garage is currently used as a games room/gymnasium.

The garden to the rear is ideally suited for entertaining and family living. It is laid in lawn with large paved patios, a cabana with fitted heaters, table, bar seats and fire pit.

There is a bespoke double garden room recently built by Modern Garden Rooms. This superb space has two separate, adjoining rooms, French doors, light and power. Currently being used as a playroom and a cinema room, this fantastic space could also be ideal for a home office, studio or entertaining. This superb home is upgraded and finished to an exceptional standard and internal inspection is strongly recommended to appreciate the quality of finish throughout.

To be included in the sale are all integrated appliances including fridge / freezer, dishwasher and wine fridge.

All curtains / blinds, light fittings, carpets, heatmiser smart thermostats, newly renewed intruder alarm and cctv system and the safe are also included.

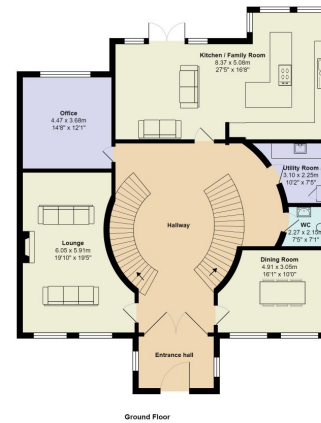
Other items of furniture seen within the property are available by separate negotiation if required.

Early viewing is highly recommended to appreciate the outstanding quality of this superior home.

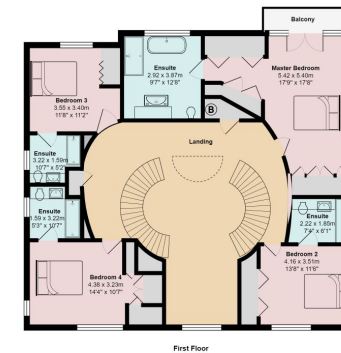
## Accommodation and plans

Lounge	19'10" x 19'5"	6.05m x 5.92m
Kitchen/Family Room	27'5" x 16'8"	8.36m x 5.08m
Dining Room	16'1" x 10'0"	4.9m x 3.05m
Office	14'8" x 12'1"	4.47m x 3.68m
Master Bedroom	17'9" x 17'8"	5.41m x 5.39m
En Suite	9'7" x 12'8"	2.92m x 3.86m
Bedroom Two	13'8" x 11'6"	4.17m x 3.51m
En Suite	7'4" x 6'1"	2.24m x 1.85m
Bedroom Three	11'8" x 11'2"	3.56m x 3.4m
Bedroom Four	14'4" x 10'7"	4.37m x 3.23m
Play Room	11'1" x 13'5"	3.38m x 4.09m
Cinema Room	13'1" x 13'5"	3.99m x 4.09m

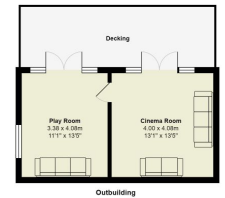
21 Keppelstone Gardens



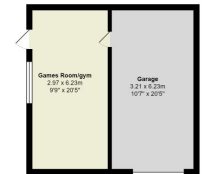
Ground Floor



First Floor



Outbuilding



## **Directions**

From the West End of Union Street continue on to Alford Place along Albyn Place and at the Queens Cross roundabout continue straight across on to Queens Road. Continue straight ahead over the next two roundabouts and cross over North Anderson Drive. Take the second on the left on to Viewfield Road and at the bottom turn left into Kepplestone Gardens. Turn into the third cul de sac on the right and No 21 is located at the end of the cul de sac on the right hand side.

## **Location**

Kepplestone is situated in the west end, just off Queens Road, affording the opportunity to reside in a quiet location, yet one which offers easy access to most parts of Aberdeen city by a variety of arterial routes. The area is well served by local shops and by public transport facilities, extremely convenient for the oil related offices at Hill of Rubislaw and a wide range of pubs, clubs, restaurants and leisure facilities are all within relatively easy walking distance. Aberdeen provides an extensive range of amenities including ancillary leisure, recreational, shopping, entertainment and cultural facilities as one would expect from a vibrant city. Its status as the oil capital provides the city with an international airport and an ever expanding range of domestic and European flights. There are also regular inter city services from the city's railway station. There are a number of private schools in the city including Robert Gordon's, St Margaret's, Albyn School and the International School at Cults. There are also two universities and several colleges for further education.

## 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.