



East Lodge Norwood Hall | Garthdee Road | Cults | AB15 9FX

Three Bedroom Detached Dwellinghouse

Offers Over £325,000

We are delighted to offer for sale this recently refurbished impressive three bedroom detached dwellinghouse in the most desirable and sought after of locations. The property is in immaculate order throughout, offering the purchaser the rare opportunity to obtain such a unique dwelling whilst being in a condition which would allow them to take immediate entry with no further work required. Equally, the property's exterior is as impressive as the interior with the property boasting a substantial rear garden which enjoys a high level of privacy thanks to the mature shrubbery and foliage.

The accommodation comprises of a welcoming entrance hallway which further grants access to the first floor and majority of the accommodation. The main lounge is situated to the rear of the property, a generously sized room which would easily accommodate a range of furnishings. The room leads through to the conservatory, a fantastic feature which could be utilised in a variety of ways to suit the purchasers own requirements such as a further lounge space, dining room or family room. The conservatory allows the surrounding space to be flooded with natural light and provides the most attractive outlook over the landscaped rear garden which can be accessed from the double doors, whilst also leading to the fully fitted kitchen.

The kitchen has been fitted with a wide range of modern base and wall units, providing ample storage and work surface space along with a central island which features the gas hob with extractor fan above. Further white goods such as the integrated oven, microwave, dishwasher, washing machine and tumble dryer along with the large American style fridge/freezer are to be included within the sale. Space is also provided for casual dining.

The Master Bedroom is situated to the front of the property benefiting greatly from the attractive bay window and fantastic fitted storage, the room also provides an en-suite shower room which has been fitted with a w.c., enclosed shower cubicle and double hand wash basins. There is an additional room to the front with a feature fireplace, the room could be easily utilised as a double bedroom or further lounge/family room space depending on the purchaser requirements. Accessed from the main lounge is the single bedroom/study.

To complete the accommodation on this level is the main bathroom which has been fitted with a suite comprising a w.c., hand wash basin and shower over bath.

The first floor offers a generously proportioned open space which is truly the most versatile of rooms. Being finished in an attractive neutral decor with laminate flooring, this upper room is truly filled with natural light thanks to the multiple large windows overlooking the rear garden providing the most attractive of outlooks. This space could be easily utilised as a fantastic lounge or dining area or even potentially further bedroom along with a variety of other potential uses to suit a range of requirements.

To the rear is the impressive garden, primarily laid to lawn with a variety of mature shrubbery, an incredibly private yet open space providing an idyllic garden in city life. To the front there is a driveway leading to the garage.

ACCOMMODATION

(Ground Floor)

Lounge
11'9" x 12'2" (3.58m x 3.71m) approx.
Kitchen
20'9" x 14'5" (6.33m x 4.4m) approx.
Conservatory
16'3" x 13'7" (4.95m x 4.14m) approx.
Bedroom/Study
11'3" x 6'5" (3.43m x 1.96m) approx.
Double Bedroom
12'8" x 16'7" (3.86m x 5.06m) approx.
En-Suite
9'1" x 8'8" (2.77m x 2.64m) approx.
Lounge/Double Bedroom
13'3" x 13'2" (4.04m x 4.01m) approx.
Bathroom
5'8" x 7'6" (1.73m x 2.29m) approx.

(First Floor)

Family Room / Lounge
23'2" x 14'6" (7.06m x 4.42m) approx.

Gas Central Heating

Double Glazing

Driveway with Garage

Impressive Rear Garden

EPC Band - D



Lounge - Virtual Furnishing



Lounge



Conservatory - Virtual Furnishing



Conservatory



Dining Kitchen



Dining Kitchen



Master Bedroom - Virtual Furnishing



Master Bedroom



Master Bedroom



En-Suite



Lounge/Bedroom



Single Bedroom



First Floor Lounge/Bed - Virtual Furnishing



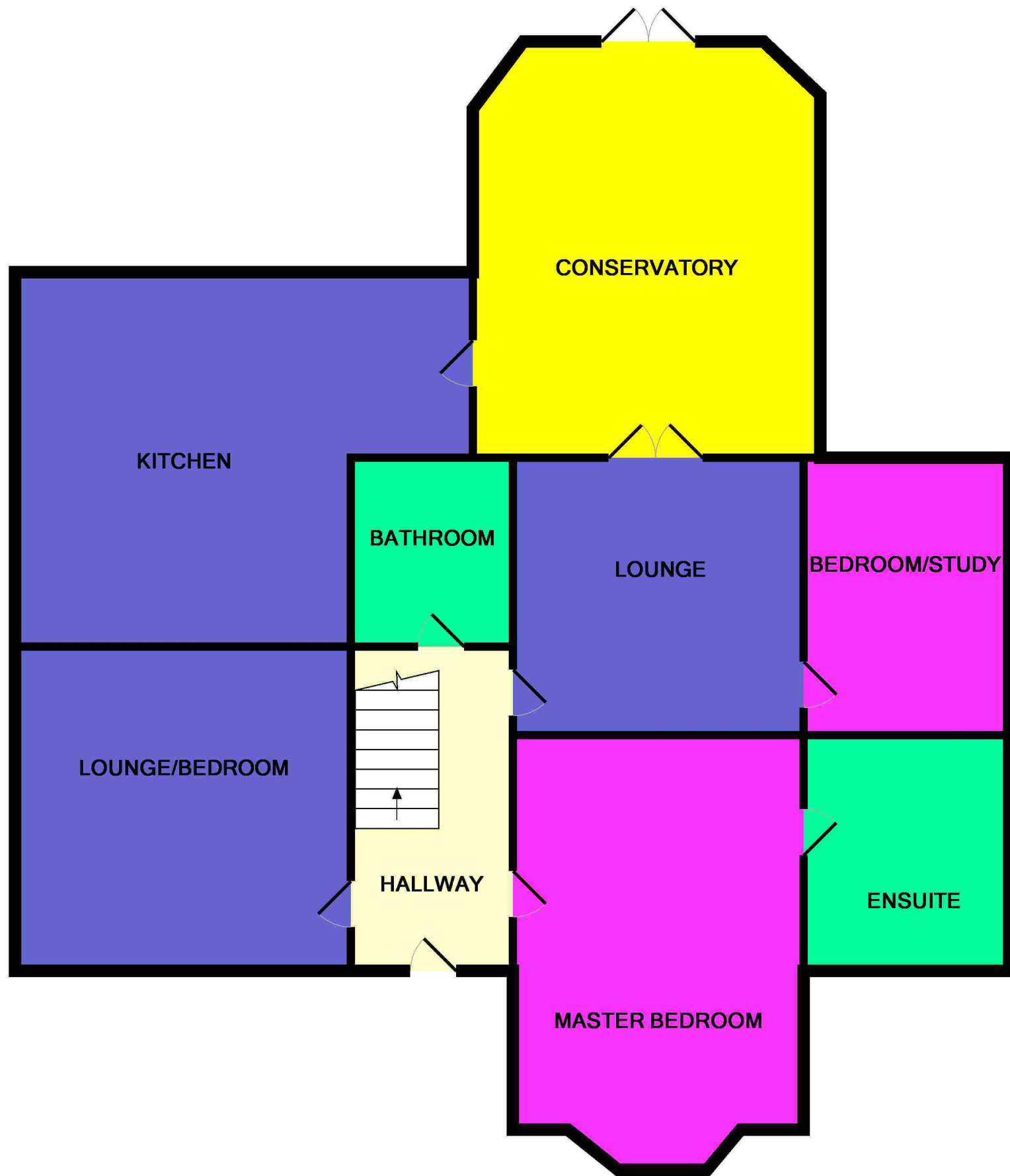
First Floor Lounge/Bed



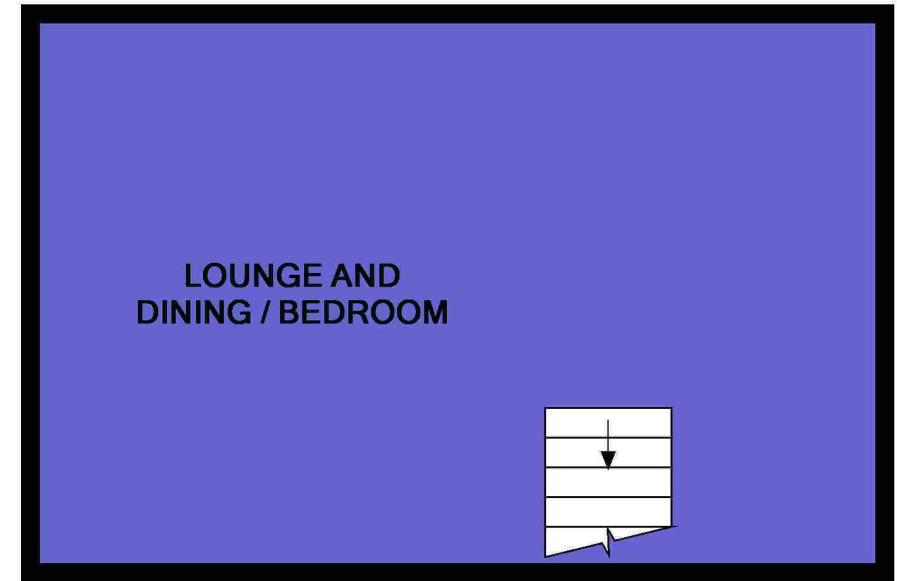
Garden



Garden



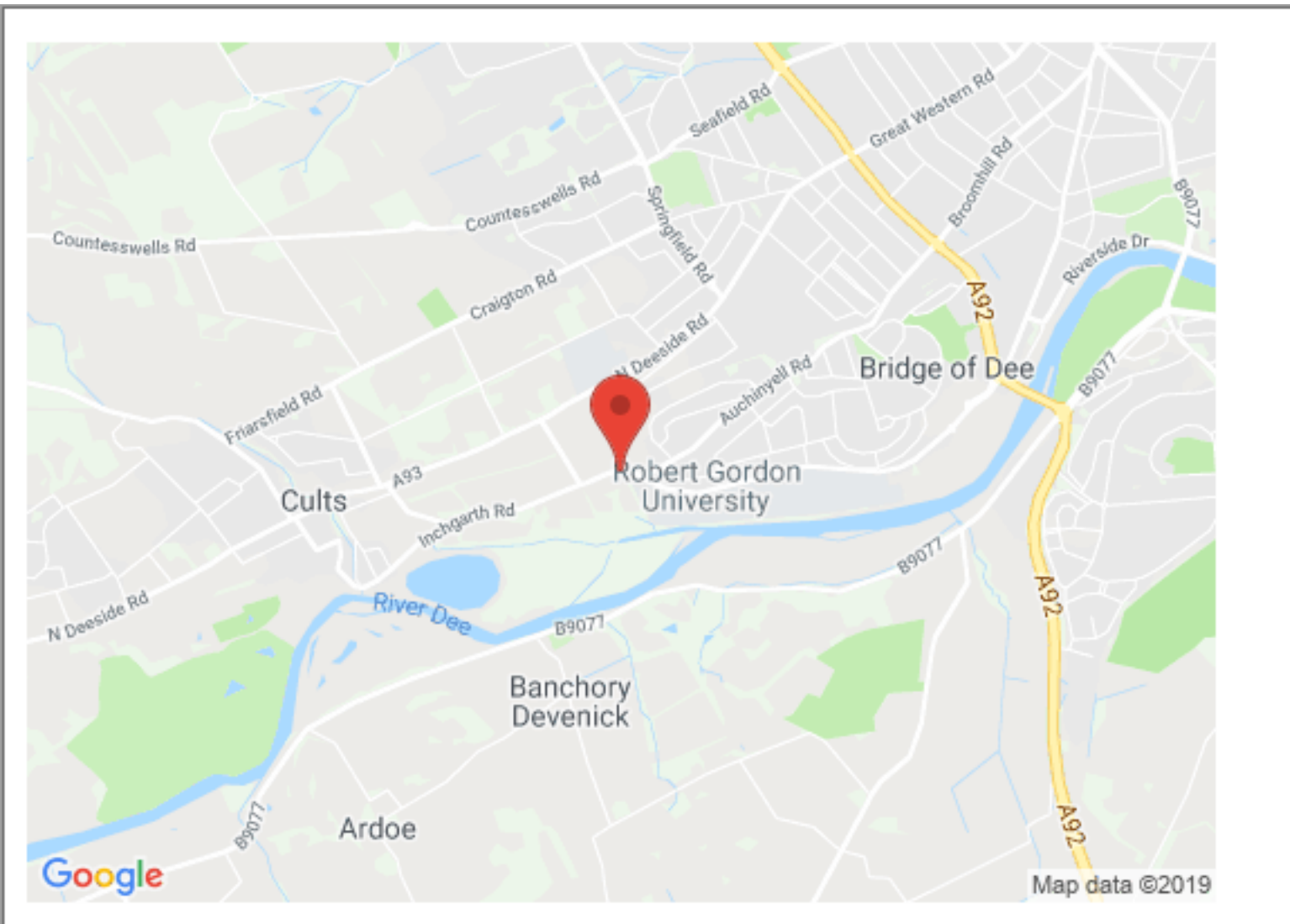
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: From the city centre, continue along Great Western Road over Anderson Drive leading onto North Deeside Road. Taking the left onto Pitfodels Station Road, shortly after the entrance to the Marcliffe Hotel on the opposed side. Turning left onto Garthdee Road, the property is situated a short distance along on the right hand side before the bend in the road.

Location: The property is ideally situated for both Garthdee and Cults, Cults is a popular suburb linked to the city by an excellent commuter road and good public transport facilities. It also affords easy commuting across to Kingswells, Westhill, Dyce and Aberdeen Airport. The area itself offers a superb range of local shops, which includes a local Post Office and banking facilities. This desirable area offers many leisurely walks and is surrounded by an excellent range of local golf courses.

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.