



Braes of Leddach Skene | Westhill | AB32 6TB

Four/Five Bedroom Detached Granite Dwellinghouse

**Offers Over £595,000**



Situated on the outskirts of Westhill, we are delighted to offer for sale this four/five, bedroom detached granite dwelling house, which was converted approximately 30 years ago from the stables of Leddach House to provide a superb family home. Further refurbishment has been undertaken by the present owners which has completed it to the highest of standards, incorporating the many traditional characteristic features that it has to offer.

The accommodation firstly comprises of a spacious lounge having windows to both front and rear of the property, this is a traditional room with beamed ceiling, inset fireplace with granite to the rear finished with a slate hearth and gas fired stove. Wood flooring. The dining room is accessed from the lounge, this is an elegant room, perfect for entertaining having double aspect views, one enjoying a beautiful outlook over the garden and a full length wall to wall mirror on the far wall.

Accessed from the lounge via bi-folding doors is the conservatory, this is a perfect relaxed seating area with windows on all sides, double door to decked area and enjoying stunning views.

A further family room is excellent for family purposes with central tiled area leading to door which gives access to decking. There is also a study that could be adapted as a further bedroom.

Completed to the highest of standard, the kitchen has been fitted with a superb range of base and wall units incorporating glass display units, finished with granite work surface. The area is further enhanced by under unit lighting and glass tiled splashbacking. Inset is a Rangemaster cooker with gas hob, electric plate and electric under ovens finished with Rangemaster overhead extractor hood. There is a built-in microwave, Smeg dishwasher and American style fridge/freezer all to remain. A recessed area has curved cupboards to either side finished with a lower unit with oak top, either perfect for seating area .

To complete this level is the shower room.

The first floor offers an impressive master bedroom, this spacious room has double aspect windows enjoying stunning open views and double doors opening out to a small Juliet balcony. An arch from the master bedroom gives access through to the dressing room then leading to the en suite.

There are two further double bedrooms offering plentiful space for furnishing and boasting a jack and jill bathroom.

The guest bedrooms features a small balcony area along with an en suite bathroom.

The property is set within superb landscaped garden grounds with a gravel drive being the access to the property and leading to the double garage. To the side of the property is where most of the garden is situated, it is accessed via a beautiful decking area via a few steps then leading out to a superb lawn finished with well maintained mature shrubs, trees and bushes. The decking wraps round to the side of the property making this a particularly sunny aspect and also accommodates a large hot tub.

Ground Floor

Lounge

26'7" x 16'" (8.1m x 4.88m) approx.

Dining Room

14'11" x 11'2" (4.55m x 3.4m) approx.

Conservatory

11'4" x 9'3" (3.46m x 2.82m) approx.

Family Room

14'3" x 12'3" (4.34m x 3.73m) approx.

Study

7'9" x 5'10" (2.36m x 1.78m) approx.

Dining Kitchen

15'4" x 14'6" (4.67m x 4.42m) approx.

Shower Room

5'8" x 4'9" (1.73m x 1.45m) approx.

First Floor

Master Bedroom

22'4" x 11'7" (6.81m x 3.53m) approx.

Dressing Room/Ensuite

10'8" x 8'" (3.25m x 2.44m) approx.

Bedroom

12'5" x 10'11" (3.79m x 3.33m) approx.

Jack & Jill Shower Room

9'11" x 5'5" (3.02m x 1.65m) approx.

Bedroom

14'6" x 13'2" (4.42m x 4.01m) approx.

Utility Room

8'8" x 5'5" (2.64m x 1.65m) approx.

Guest Bedroom

20'11" x 12'5" (6.38m x 3.79m) approx.

Ensuite Bathroom

9'1" x 8'4" (2.77m x 2.54m) approx.

Oil Central Filled Heating

Double Glazing

Driveway with Garage

Impressive Garden

EPC Band





Lounge





Lounge





**Kitchen**





**Kitchen**





**Dining Room**





Lounge





**Conservatory**





Hallway





**Shower Room**





**Master Bedroom**





**Master Bedroom**





**En Suite**





**Guest Bedroom**





**Guest Bedroom**





**En Suite**





**Double Bedroom**





**Double Bedroom**





**Garden**





**Garden**





**Garden**





GROUND FLOOR

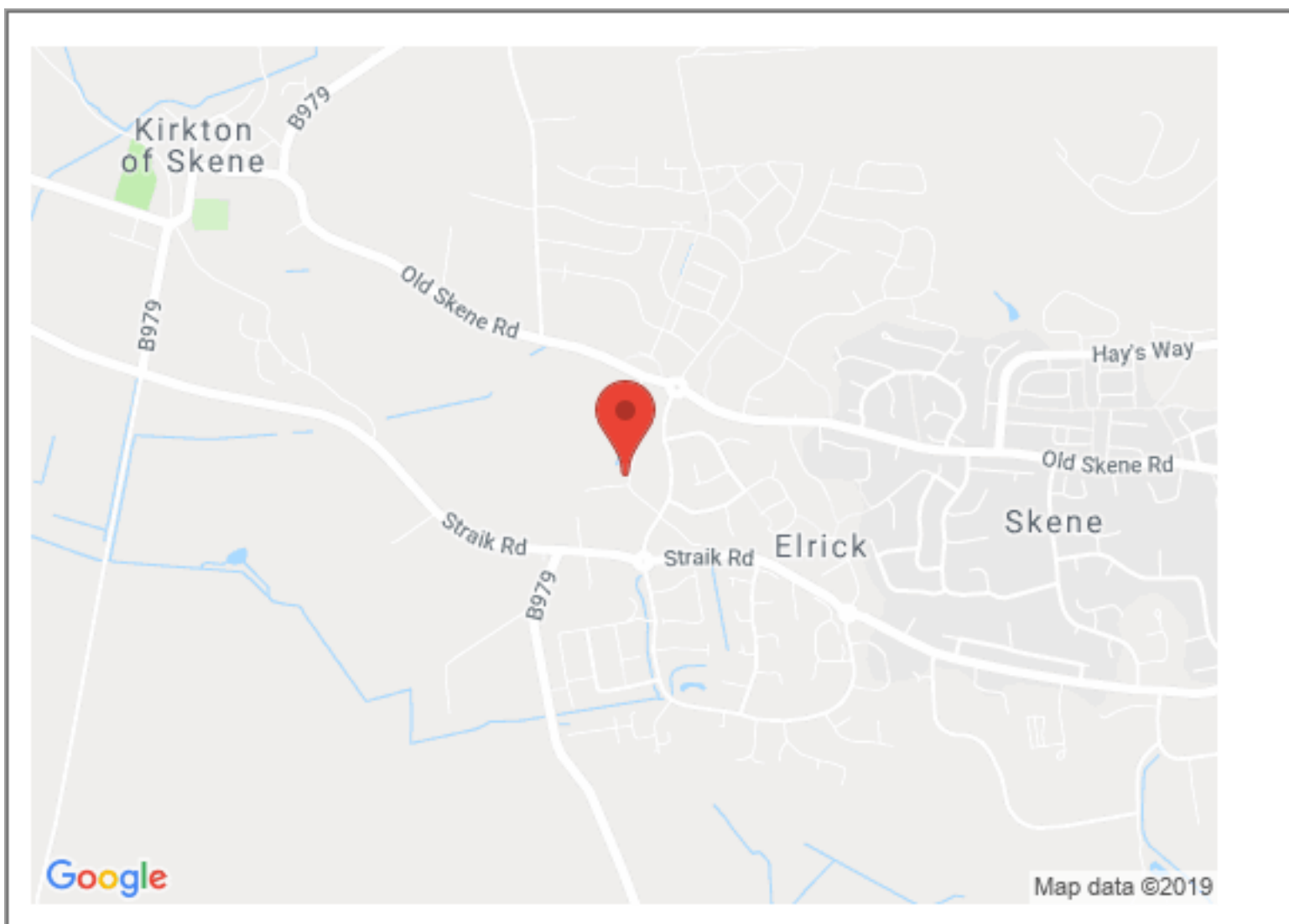


1ST FLOOR

## Floorplan



### Property location



### Directions:

Travelling from Aberdeen continue out Queens Road onto the Skene road. Continue passed the first roundabout for Westhill and proceed through Elrick. At the second roundabout exit to the right onto Broadstraik Road and then take a first left onto Strawberry Field Road, continue straight on between Pond cottage and Kilnhall and Braes of Leddach is ahead of you.

### Location:

Braes of Leddach is situated to the outskirts of Westhill, a beautiful pleasing location with stunning open views, yet only a few minutes from the centre of Westhill. Westhill is a popular suburb offering an excellent range of amenities including shopping complexes featuring a Marks & Spencer food store, Tesco supermarket and further quality retail units. There are excellent primary and secondary schools, swimming pool, library and medical centre. It is also linked to the city by an excellent commuter road and the property is within a short distance of good public transport facilities. This area is also convenient for the ever expanding office and industrial complexes situated at Westhill which have attracted many prominent business users. It also allows easy commuting across the back road to Inverurie, Dyce and Aberdeen Airport.

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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.