



8 Springdale Road

Bieldside, Aberdeen, AB15 9FA

ledingham
chalmers
estate agency



Kitchen



Dining area



Lounge

**8 Springdale Road
Bieldside, Aberdeen, AB15 9FA**

Spacious five bedroom home with double garage

- Generous accommodation found over two floors
- Modern spacious kitchen/diner located to the rear
- Two of the five bedrooms benefit from an en suite
- Flexibility to have an additional ground floor bedroom
- Double garage and sizeable driveway to the front



Five beds.



Three bathrooms.



Four public rooms.

Spacious five bedroom home with double garage

We are delighted to offer for sale this well proportioned five bedroom family home, in the enviable suburb of Bielside. The property enjoys a corner plot in a well established development, which benefits from well maintained communal areas including a large area of grass opposite the property. Entering the property you are greeted by a spacious and welcoming entrance hall, which provides access to two sizeable storage cupboards, WC and most of the ground floor accommodation.

The heart of this home has to be the modern kitchen/diner which is located to the rear of the property. Upgraded in recent years by the current owners, the room has an enviable position with views over the rear garden from the kitchen and French doors leading out to a large patio from an area suited for a dining table. The kitchen itself has been designed with modern living in mind, which perfectly suits busy family life as well as being a great space to entertain. An extensive range of base and wall units have been fitted to provide ample storage and is fitted with a complementing wood effect worktop. A striking island is located in the middle of the room, with the same units being used as the main kitchen but with contrasting dark worktop to add a bit of depth to the room. Integrated appliances include double oven, hob, extractor fan, dishwasher and large fridge/freezer which are all included in the sale. Leading on from the kitchen is a spacious utility.

The lounge is located to the front of the property and is a fantastic size, with triple aspect over the front garden and sides of the property. A beautiful fireplace creates a great focal point for the room.



Dining room



Family room



Bedroom one



Family bathroom

The dining room can be accessed via double doors from the lounge or from the entrance hallway with the room benefiting from double doors out to the garden.

A family room is located to the rear of property and makes a great additional public room but would equally serve itself well as an other bedroom, home office or playroom. Leading off the family room is the gym, which is a fantastic size for multiple pieces of equipment and is fitted with a shower and sauna.

Ascending the carpeted staircase with ornate wooden balustrade you are taken to the first floor landing which not only provides access to all of the first floor accommodation but to a large storage cupboard and the loft space above.

Bedroom one is located towards the front of the property and has a dual aspect over either side of the property, which floods the room with light. There are sizeable fitted wardrobes providing ample storage and creates a luxurious feel to the room. A great sized en suite serves the room and is fitted with a three piece suite with walk-in shower.

Bedroom two is located to the rear of the property and has glorious views over the rear garden. It benefits further from two good sized built-in cupboards and en suite with walk-in shower. Three additional double bedrooms are found on this level, with all benefiting from views over the rear garden or side of the property and built-in wardrobes.

A fantastic family bathroom completes the properties accommodation and is fitted with a modern sink unit with storage and spa bath, with jets, with shower overhead.

The property is located on an enviable corner plot with spacious L-shaped garden to the back providing a great space for children and pets. The positioning also provides additional privacy.

The rear garden has areas of lawn, along with a large patio area perfect for outdoor entertaining or relaxing. Mature shrubs and trees have been thoughtfully placed to make the most of the space.

To the front, there are two areas of lawn with placement of mature shrubs and tree.

The double garage is accessed via the sizeable driveway to the front, which provides off street parking for multiple cars. A path from the front also leads round to the side of the house and rear garden.

The property is sold as seen with all appliances, fitted floor coverings, light fittings and blinds/curtains included in the sale.



Rear garden



Rear garden

Accommodation and plans

Lounge	21'7" x 14'5"	6.58m x 4.4m
Dining room	13'6" x 12'10"	4.12m x 3.91m
Kitchen/diner	21'6" x 14'2"	6.55m x 4.32m
Utility room	7'6" x 5'0"	2.29m x 1.52m
Family room/bedroom six	9'10" x 18'8"	3m x 5.69m
Gym	15'2" x 8'6"	4.62m x 2.59m
WC	3'11" x 7'7"	1.19m x 2.31m
Bedroom one	21'7" x 14'6"	6.58m x 4.42m
En suite	7'5" x 7'0"	2.26m x 2.13m
Bedroom two	9'9" x 13'9"	2.97m x 4.19m
En suite	9'9" x 3'11"	2.97m x 1.19m
Bedroom three	11'7" x 11'0"	3.53m x 3.35m
Bedroom four	12'11" x 8'3"	3.94m x 2.52m
Bedroom five	7'11" x 11'8"	2.41m x 3.56m
Bathroom	8'7" x 9'0"	2.62m x 2.74m



Ground Floor



First Floor

Directions

Travel west along the North Deeside Road to the traffic lights at the Bielside Inn. Turn right up Baillieswells Road, following the road up the hill turn sixth left into Springdale Road, follow the road round and number 8 is on the right hand side and easily identified by our 'For Sale' sign.

Location

Bielside is one of the most 'exclusive' suburbs in Aberdeen, located approximately 5 miles from the City Centre, and with an excellent primary school and community centre at nearby Cults. Secondary education is provided close by at the International School and Cults Academy and there is a good range of quality shopping in both Cults and Peterculter. Other shopping and leisure facilities in the area include 'The David Lloyd' fitness centre, Boots and Sainsburys and Asda Superstores, all of which are a short drive away. Deeside Golf Club is only 10 minutes walk from the property, while Peterculter Golf Club is a short drive away. With many forest walks available nearby, the Old Deeside Railway Line is also excellent for cycling and walking and less than 5 minutes away. Bielside is also well positioned for an easy commute to Westhill, Kingswells and Dyce with the recently completed AWPR allowing quicker access to the South.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.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 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.

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