



8 Kepplestone Gardens | Aberdeen | AB15 4DH

Executive Detached Residence in Prime Location

Offers Over £749,000



## ACCOMMODATION

### Ground Floor

Reception Hallway

Formal Lounge

19'10" x 16'2" (6.05m x 4.93m) approx.

Dining Room

16'2" x 10'10" (4.93m x 3.3m) approx.

Music Room

12'1" x 11'4" (3.68m x 3.46m) approx.

Dining Kitchen

16'8" x 11'8" (5.08m x 3.56m) approx.

Family Room

15'9" x 12'9" (4.8m x 3.89m) approx.

Utility Room

7'5" x 7'4" (2.26m x 2.24m) approx.

Cloakroom

7'5" x 5'3" (2.26m x 1.6m) approx.

### First Floor

Galleried Landing

Master Bedroom

19'8" x 12'2" (6m x 3.71m) approx.

En Suite Bathroom

10'5" x 9'7" (3.18m x 2.92m) approx.

Guest Bedroom

13'6" x 10'9" (4.12m x 3.28m) approx.

En Suite Shower Room

7'0" x 5'11" (2.13m x 1.8m) approx.

Double Bedroom 3

11'11" x 10'1" (3.63m x 3.07m) approx.

En Suite Shower Room

7'5" x 5'3" (2.26m x 1.6m) approx.

Double Bedroom 4

10'8" x 9'1" (3.25m x 2.77m) approx.

En Suite Shower Room

7'5" x 5'3" (2.26m x 1.6m) approx.

Internal floor area approx. 271 sqm

Gas Central Heating

Double Glazing

Alarm System

Integrated Media and Sound System

EPC Band C

Enjoying a prime West End location, we offer for sale this most impressive four bedroom detached villa. Completed and maintained to the highest of standards, this luxurious family home offers exceptionally spacious accommodation across two floors and boasts quality finishes throughout.

The grand reception hallway sets the tone for the property, boasting a double curved staircase ascending to the stunning galleried landing above. The ground floor offers superb living space, ideally suited to family life and entertaining alike, with a large lounge opening into the music room and a formal dining room to the front which comfortably accommodates a dining set for 8-10.

To the rear of the property, the beautifully bright open-plan space is sure to be the hub of the home and combines kitchen, dining and family areas with French doors opening out into the garden. The kitchen is fitted with a wide range of quality units with a central island and fitted breakfasting area, completed with granite work surfaces and various integrated and free-standing appliances. Adjacent to the kitchen is the convenient utility room and to complete the ground floor is a convenient cloakroom with two piece white suite.

Ascending to the first floor accommodation, the master suite is a particularly impressive room, boasting most generous proportions, a decked balcony, an abundance of wardrobe space and a luxurious en suite complete with twin wash hand basins, a large walk-in shower and deep bath. There are three further double bedrooms, each of which benefit from built-in wardrobes, space for a range of free-standing furniture and well-appointed en suite shower rooms.

Outside, the property enjoys gardens to both the front and rear, with a large driveway to the side offering extensive parking for several vehicles and leading to the detached double garage with two remote control electronically operated doors. The beautifully landscaped rear garden is well maintained and fully enclosed, combining areas of lawn and patio, bordered by a variety of mature bushes and shrubs.

The quality carpet, Amtico and other floor finishes, curtains, blinds and light fittings, together with the white goods in the kitchen and utility room are all to be included in the price and will remain. Various items of furniture are available by separate negotiation.





**Reception Hall**





**Reception Hall**





**Lounge**





**Music Room**





**Dining Room**





**Kitchen / Dining**





**Kitchen / Dining**





**Family Room / Kitchen / Dining**





**Family Room / Kitchen / Dining**





**Utility Room**





**Cloakroom**





**Gallery Landing**





**Gallery Landing**





**Master Bedroom**





**Master Bedroom**





**Balcony**





**En Suite**





**En Suite**





**Bedroom 2**





**En Suite**





**Bedroom 3**





**En Suite**





**Garden**





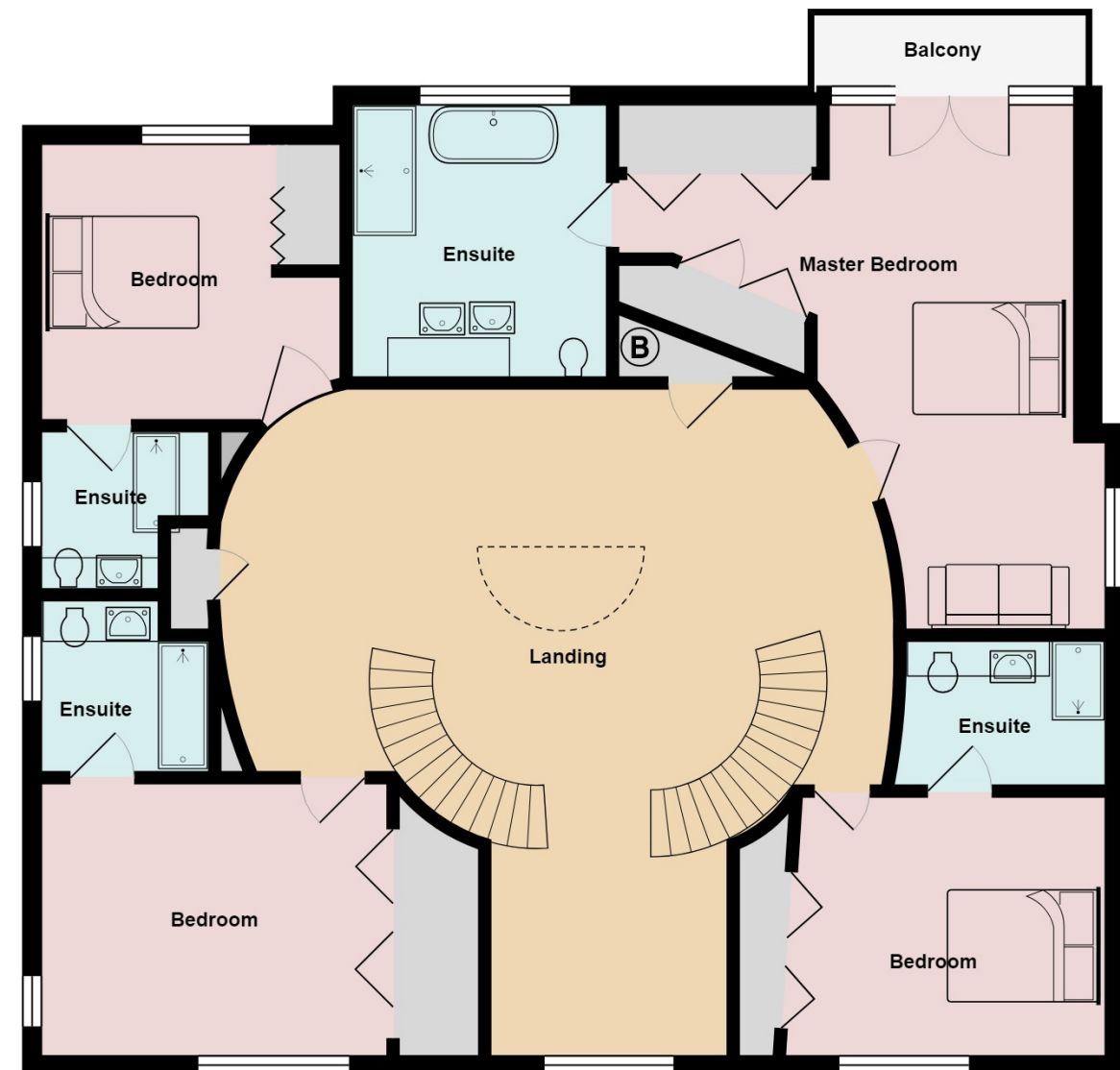
**Garden**



8 Kepplestone Gardens



Ground Floor



First Floor

Floor plans are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors of omissions thereof will be accepted.

Floorplan



## Property location



### Directions

**Travel West on Union Street, continuing onto Alford Place and across the Queens Cross roundabout onto Queens Road. Proceed ahead, crossing the Anderson Drive roundabout and take the second exit on the left onto Viewfield Road. Turn left at the bottom of the hill into the Kepplestone development and first right into Kepplestone Gardens. Number 8 is the first house on the left hand side.**

### Location

**The prestigious Kepplestone development is located in the city's West End, just off Queens Road. The area offers an ideal opportunity to enjoy a quiet residential area, yet within easy reach of the city centre and arterial routes. The area is well served by local shops and is within easy walking distance of many bars, restaurants and hotels. The city offers a wide range of shopping, recreational and leisure facilities as well as a range of educational facilities including several private schools and two universities.**

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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.