



Shannesk House Blairs | Aberdeen | AB12 5YQ

STUNNING FOUR BEDROOM DETACHED DWELLINGHOUSE WITH SPECTACULAR VIEWS OF THE RIVER

Offers Over £538,000

We are delighted to offer for sale this beautifully presented four bedroom detached dwellinghouse which enjoys a stunning setting with views of the River Dee and across to Deeside Golf Course. It features bright, well appointed accommodation with the addition of a sun lounge and conservatory allowing you to enjoy natural light all day. The sun lounge is the entrance to the property where it has solid oak flooring which continues through to the hall where there are built-in utility cupboards, one accommodating the washing machine and the other perfect for storage. This area also gives access to a double bedroom and through to the double integral garage. A few steps continue in solid oak leading to the main accommodation which comprises a superb lounge with a large window to allow you to enjoy the very best of the views of the River Dee. The room is completed with neutral decor, ceiling coving and has the focal point of a red multi fuel burning stove set on a slate hearth. Sliding doors lead through to the addition of the conservatory again with the same spectacular views finished with black and white tiled flooring and door giving access out to a decked area. There are also doors leading to the dining room/kitchen which is on open plan and has been refurbished to an exceptionally high standard. The dining room has French doors leading out to the decked area and has a most attractive feature wall to complement the open plan space. The kitchen is fitted with a superb range of quality base and wall units, contrasting work surfaces, stainless steel sink and drainer with mixer tap and tiled splashbacking. The focal point of the room is the large Leisure stove with overhead extractor hood and integrated are the dishwasher, fridge and freezer. A central breakfasting bar finishes this room off and is complemented by a wine fridge below. Also on this floor is a shower room which has a fully tiled shower cubicle with electric shower, wash hand basin set into unit and WC finished with painted wood panelling to the rear. Also in this hall area is a large window, again to enjoy the spectacular views and has the continuation of solid oak stairs to the upper floor. The upper floor has a large shelved linen cupboard and gives access to the bedroom accommodation. The master bedroom is spacious and has stunning view towards Deeside Golf Course, there is a double bi-folding door wardrobe and further large wardrobes available by separate negotiation. It gives access to an en suite bathroom with tiled area around bath and electric shower over. The wash hand basin is set into a unit and the WC is finished with painted wood panelling to rear. There are two further good sized double bedrooms, one having a corner situated wardrobe which is available by separate negotiation.

The property is finished with the most attractive modern grey concrete cladding to the front and side which has a 50 year guarantee. It is serviced by LPG gas central heating, double glazing and has an alarm system.. There is a septic tank and it is accessed via a private road. The garden grounds are beautifully maintained with lawn and shrubbed areas, with some of the surrounding land being a protected wildlife area. There is an integral double garage with electrically operated up and over door, power and light and it also accommodates the gas central heating boiler. There is a further detached double garage which has two doors, power and light.

Only viewing of this property will allow you to appreciate, not only the internal finishings, but also its situation and its stunning views of the River Dee and Deeside Golf Course.

ACCOMMODATION

Ground Floor

Hall

Sun Room

13'10" x 8'7" (4.22m x 2.62m) approx.

Bedroom Four

12'6" x 9'1" (3.81m x 2.77m) approx.

First Floor

Hall

Lounge

23'11" x 14'7" (7.29m x 4.45m) approx.

Conservatory

14'3" x 9'10" (4.34m x 3m) approx.

Kitchen/Dining Room

20'4" x 12'8" (6.2m x 3.86m) approx.

Shower Room

8'8" x 6'5" (2.64m x 1.96m) approx.

Master Bedroom

18' x 11'2" (5.49m x 3.4m) approx.

En Suite Bathroom

Bedroom Two

11'6" x 7'10" (3.51m x 2.39m) approx.

Bedroom Three/Office

11'7" x 9'11" (3.53m x 3.02m) approx.

To be included in the sale price are all carpets, curtains, light fittings and kitchen white goods.

EPC Band E



Sun Room



Hall



Bedroom Four



Bedroom Four Alternative View



Stairs to First Floor



Lounge



Conservatory



Kitchen/Dining Room



Kitchen/Dining Room Alternative View



Kitchen/Dining Room Alternative View



Dining Area



Shower Room



Master Bedroom



Master Bedroom Alternative View



En Suite Bathroom



Bedroom Two



Bedroom Three/Office



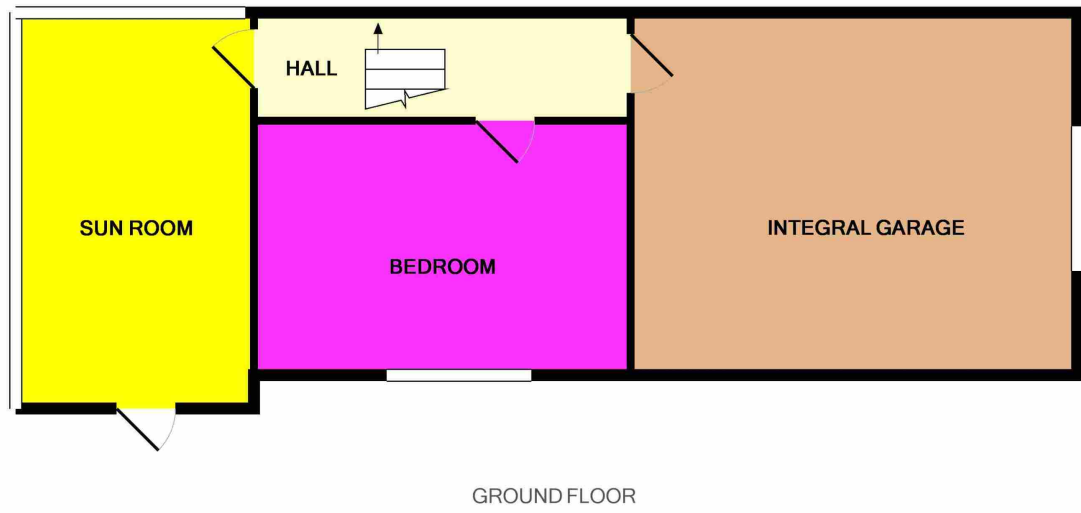
Decking Area



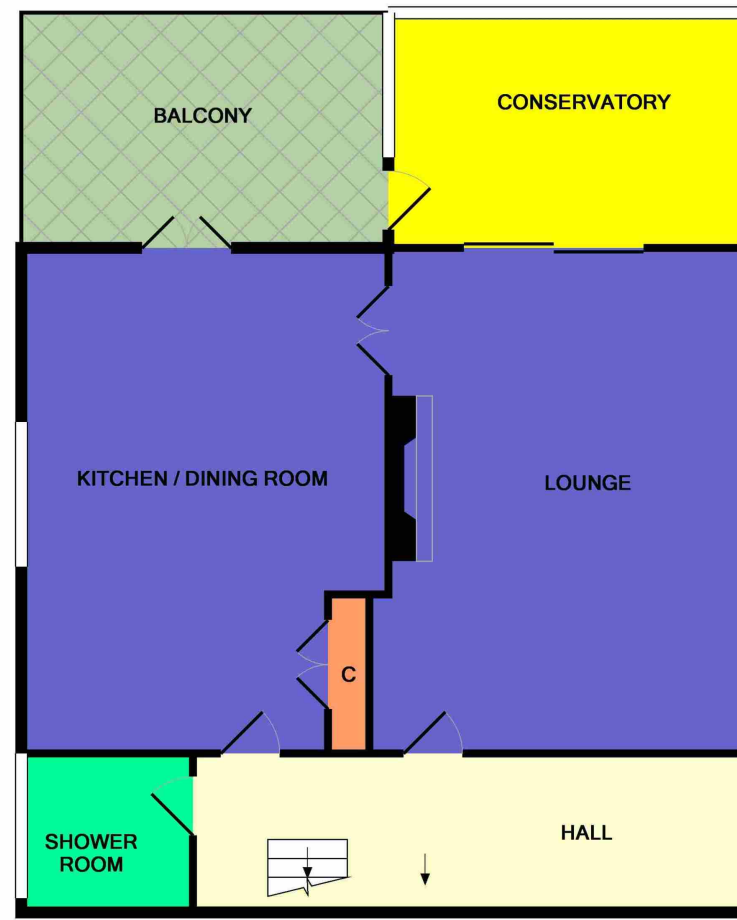
Garden



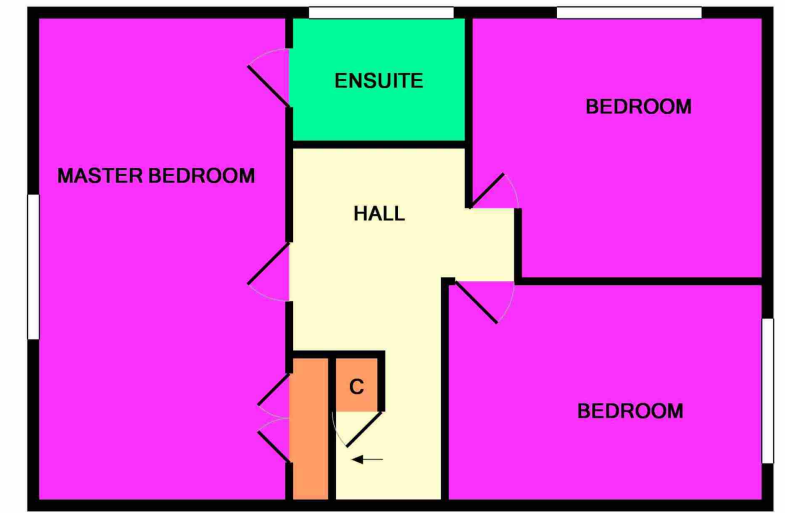
View from Property



GROUND FLOOR



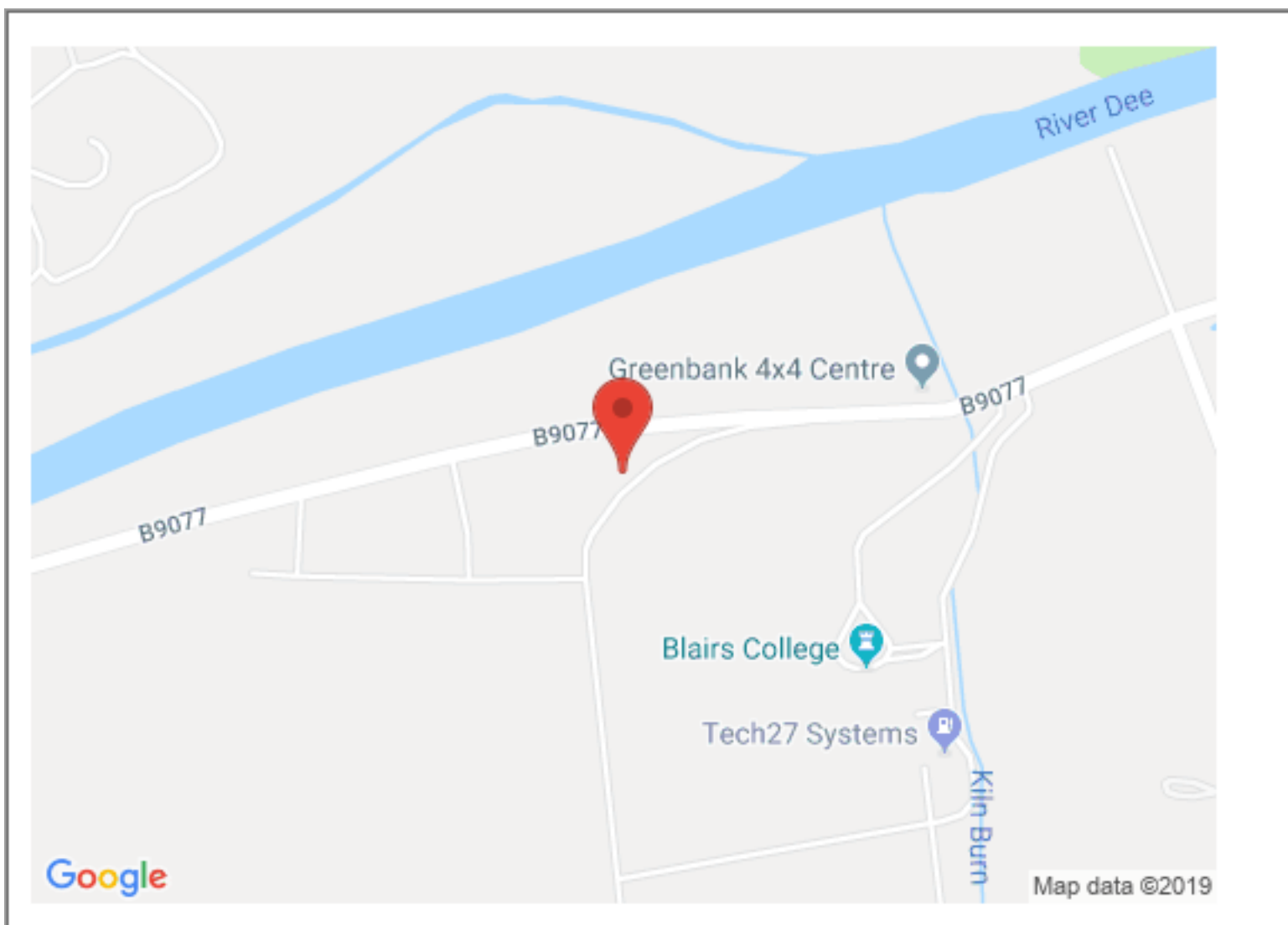
1ST FLOOR



2ND FLOOR

Floor Plans

Property location



Directions

Travelling from Union Street continue onto Holburn Street and proceed over the Bridge of Dee. At the roundabout continue to the right onto the Lower Deeside Road, follow this road a good distance passing Ardoe House on the left hand side, continue round an S-bend onto a long straight and you will come upon a signpost to the right for Shannesk House.

Location

The property is situated off South Deeside Road via a private road, well placed within easy commuting distance of Aberdeen and also across to Milltimber, Bielside and Cults. It is situated not far from the Paul Lawrie Driving Range and Golf Course and it is ideally placed for those working to the south side of the city.

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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.