



5 Friarsfield Way
Aberdeen, AB15 9LZ

ledingham
chalmers
estate agency



Lounge



Dining room



Dining kitchen

**5 Friarsfield Way
Aberdeen, AB15 9LZ**

**Stunning five bedroom/ three public room
family home with recreational room above a
detached double garage and large garden.**

- Exquisite five bedroom family home
- Double garage with self contained recreational space
- Peaceful cul-de-sac location in sought after suburb
- Home office/ Gym space
- Large rear garden
- Gas central heating and double glazing



Five beds.



Four bathrooms.



Four public rooms.

Stunning five bedroom/ three public room family home with recreational room above a detached double garage and large garden.

5 Friarsfield Way is a commanding five bedroom family home of the MacRae house type. The property includes unique upgrades to the CALA Signature standard and sits within a standalone cul-de-sac of ten exclusive executive homes. It cleverly combines the best in contemporary living with real craftsmanship and quality. The ground floor boasts a spacious lounge with adjacent dining room overlooking the garden, a luxury open plan kitchen and family room, an office/study, cloakroom and utility room. Upstairs, you'll discover five generous bedrooms, two with en-suite facilities, and a well-equipped family bathroom. Outside, the detached double garage has self-contained recreation space included above. As well as generous proportions and high specification interiors which includes Amtico floor throughout much of the property, this home also enjoys a driveway and landscaped gardens. Truly a most versatile, and adaptable property which offers any discerning purchaser the ability to utilise their home to the maximum of efficiency in every area of work and life.

The entrance vestibule and inner hall feature an abundance of fitted storage cupboards and a WC. The home study is bright and airy with views to the front. Glazed panel French doors guide you to a spacious warm and sleek lounge with real-flame limestone surrounded open fireplace and windows to the front with double doors leading to the dining room.

The real heart of the home is the open plan family room and dining kitchen. A comprehensive range of full length units host integrated Siemens and Bosch appliances, offering a show home design with modern life in mind.



Family room



Master bedroom



Bathroom

The expansive peninsular breakfast bar combines high seating with the induction hob nearby for sociable cooking. The double oven and microwave are inset to the units. Off the kitchen the utility room has further built-in storage and access to the outside. The family area has double doors to the garden which enhance an inside/outside flow and allow for additional access for alfresco dining if desired. For more formal dining, the striking dining room is accessed from both the family room and living room and features windows to the garden.

A wide carpeted staircase with open oak balustrades ascends to the first floor galleried landing. The landing has two large storage cupboards. The master bedroom suite has a dressing room area with two double deep recessed wardrobes, superb en-suite and views over the back garden. There are a further four double bedrooms, equally impressive with one featuring an en-suite and all have fitted wardrobes and tasteful decor. An expansive family bathroom with double bath and separate shower enclosure completes this beautiful home.

A fully integrated AV and IT system was incorporated throughout the home during construction and all associated wall mounted TVs will be included in the sale.

The property also enjoys beautiful grounds with patio and a raised lawn area with high specification artificial grass installed. This is a garden to be enjoyed in all seasons.

A fantastic addition to this property is the expansive detached double garage with self-contained recreational space above. This versatile accommodation can be used for various forms of recreation, additional office space or easily adapted to a studio type apartment. The current owners have utilised this space to include a games room and home gym area.



Recreational room

Accommodation and plans

Lounge	14'2" x 18'8"	4.32m x 5.69m
Dining room	14'2" x 10'8"	4.32m x 3.25m
Office	13'9" x 8'10"	4.19m x 2.69m
Kitchen/ Family room	26'9" x 14'0"	8.16m x 4.27m
Master bedroom	14'2" x 13'5"	4.32m x 4.09m
En-suite	8'2" x 8'0"	2.49m x 2.44m
Bedroom two	13'9" x 12'2"	4.19m x 3.71m
En-suite	9'9" x 5'3"	2.97m x 1.6m
Bedroom three	12'11" x 9'9"	3.94m x 2.97m
Bedroom four	10'7" x 13'0"	3.23m x 3.96m
Bedroom five	11'1" x 9'8"	3.38m x 2.95m
Recreational space/ shower	17'8" x 22'7"	5.39m x 6.89m

5 Friarsfield Way



Directions

Travelling from the city centre, proceed out Great Western Road passing the Mannofield Area and at the Springfield Road traffic lights turn right on to Springfield Road. Continue along and turn left at the lights on to Craigton Road. Proceed straight out Craigton Road which in turn leads to Friarsfield Road. As you proceed down 'Jacob's Ladder' Friarsfield Way is the first turning on the right hand side.

Location

Cults lies just to the west of the City of Aberdeen on Lower Deeside. It has a reputation as one of the most sought after areas of Aberdeen, being within easy travelling distance of the City itself yet close to the Deeside countryside. There is a good range of shopping and leisure facilities close by including 'The David Lloyd' fitness centre, Sainsbury's and Asda Superstores, all within a short drive. The local Primary and award winning Secondary School enjoy a good reputation and the International School is also walking distance. With the countryside being close at hand all manner of leisure and recreational pursuits are "on the doorstep".

Arrange a viewing

Viewing By appointment telephone 07759276586 or 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.