



## **Parkhill Lodge**

Dyce, Aberdeen, AB21 7AS

ledingham  
chalmers  
estate agency





Lounge





Sun lounge



Kitchen

**Parkhill Lodge**  
**Dyce, Aberdeen, AB21 7AS**

**Superb five bedroom detached bungalow with double garage in private landscaped ground with a countryside view**

- Expansive five bedroom single story dwelling house
- Private countryside location yet conveniently situated to
- Neutral modern decor with accent tones and quality
- Modern open plan living with versatile accommodation
- Large driveway for several cars and double garages
- Oil heating and new double glazing



**Five** beds.



**Two** bathrooms.



**Three** public rooms.



## Superb five bedroom detached bungalow with double garage in private landscaped ground with a countryside view

Parkhill Lodge is a beautiful five bedroom substantial single level detached family home within approx one acre of garden grounds located in a private development just outside of Dyce.

With its relative close proximity to the new AWPR and Aberdeen Airport this property presents the ideal residence to enjoy the countryside views and undisturbed peaceful surroundings, yet is within easy commuting to all local amenities including both primary and secondary schools.

Parkhill Lodge was refurbished sympathetically by the current owners, with child safety and wheelchair access in mind, all rooms are easily accessible, most have USB ports to the sockets, fibre internet is connected, energy saver electric heating and double glazing with lockable windows.

Upon entering the property the standard of quality finish can be noticed straight away, with the high level of detail and fresh minimal decor combined with practical family living.

The accommodation comprises elegantly proportioned lounge which is open plan with the sun lounge and the dining area. The decor here is modern, bright and combines family living and practicality perfectly.

The fully fitted kitchen with ample white gloss wall and base units features an expansive breakfast bar and a large American double fridge freezer. The sun lounge boast breath taking views over the countryside and French doors opening to the garden.



Master bedroom



Bathroom





Grounds



View

There are five versatile bedrooms, all located steps away from bathrooms and four of which are fitted with large built in storage facilities.

Completing the accommodation are two bathrooms, both with WC'S and modern white gloss units. The shower room has a large shower, the family bathroom has a bath.

On the outside, the property occupies a roughly rectangular shaped site which is understood to extend to approx. one acre which is landscaped and laid in grass with planted areas and gravelled borders, paved paths and patios and tar driveway for several cars.

The outside space to this property is really a child and pet friendly haven. The patio areas are there for alfresco dining or just to sit and enjoy the surroundings in any season. Boundaries are formed by stone and concrete block walls, hedge and timber gates. In addition to the grounds immediately surrounding the house, there is a further area of ground across the access road to the front of the property which is presently laid to grass.

The attached double car garage features an adjacent workshop. To the front are two electrically operated roller shutter entrance doors. There are timber doors to the workshop and glazed metal windows. Adjoining the garage are timber stores to the side and rear.

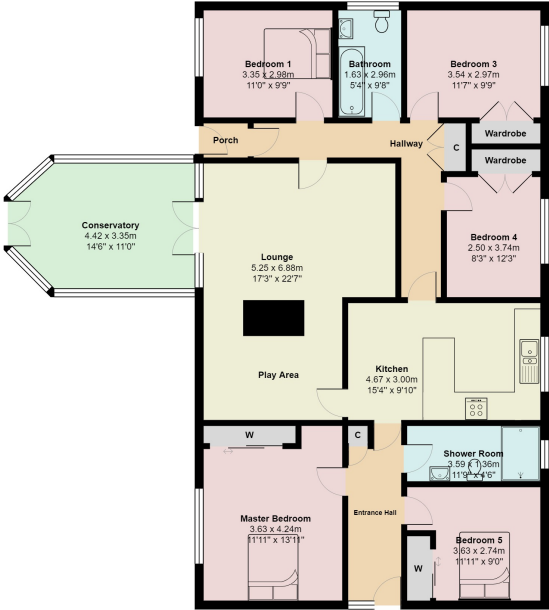
Parkhill lodge is truly in ready to move into condition and early viewing is essential to appreciate the level of accommodation on offer.

It is also worth of note that outline planning permission has been sought for a further extension should any new purchaser desire to create further accommodation.

## Accommodation and plans

Lounge	18'7" x 14'6"	5.67m x 4.42m
Dining room	13'5" x 8'8"	4.09m x 2.64m
Kitchen	15'6" x 9'11"	4.73m x 3.02m
Conservatory	15'3" x 11'0"	4.65m x 3.35m
Master bedroom	12'12" x 11'11"	3.96m x 3.63m
Bedroom 2	12'12" x 10'2"	3.96m x 3.1m
Bedroom 3	11'9" x 9'2"	3.58m x 2.79m
Bedroom 4	11'11" x 9'1"	3.63m x 2.77m
Bedroom 5	11'8" x 8'6"	3.56m x 2.59m
Bathroom	12'3" x 4'6"	3.73m x 1.37m
Shower room	5'5" x 9'9"	1.65m x 2.97m

Parkhill Lodge





## Directions

On entering Dyce continue straight ahead at both roundabouts and along Victoria Street until reaching another roundabout. Again, continue straight ahead and take the first right on the road signposted towards Balmedie. Continue along this road for some distance passing Parkhill Garden Centre on your right. Continue for 400 yards and take the opening on the right Take the first right and the property is located second on the left.

## Location

Parkhill/Dyce is a very popular residential area lying to the north of the city. There are ample shopping and recreational facilities including swimming pool, Library, Bowling Green and excellent educational facilities both primary and secondary. The industrial Estates of both Dyce and Bridge of Don are close at hand as is the city centre, approximately 5 miles. Dyce is well served by public transport including a regular rail link to Aberdeen city centre. The AWPR just some 2 minutes drive gives this property a great advantage for commuting thought out the city and beyond with ease.

## Arrange a viewing

Viewing By appointment telephone 07399922499 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.