



**302 North Deeside Road,**  
Cults, Aberdeen, AB15 9SB

ledingham  
chalmers  
estate agency





## Superb five bedroom home, set within mature private gardens and finished to the highest of standards

- Beautifully presented with landscaped gardens
- Flexible layout suited to changing family needs
- Striking living room and family room with valley views
- Large open-plan kitchen diner with garden access
- Detached single garage with workshop and storage
- Sweeping driveway provides extensive off-street parking

Family Room



**Five** beds.



**Two** bathrooms.



**Two** public rooms.

Landing with stain glass window

**We are delighted to offer for sale this immaculately presented detached residence, set within mature landscaped gardens and offering an exciting opportunity to acquire a truly spectacular family home.**

Built in the early 1900s, this stunning property offers generously proportioned and versatile living accommodation with views over the Dee Valley. The property oozes period charm, while being lovingly maintained and upgraded by the current owners.

The whole property has been decorated throughout to a high standard of finish, creating a property which is not only aesthetically beautiful but designed with family life at its heart.

The entrance vestibule has a sunny southerly aspect, boasting a painted wooden front door and stained glass windows to three sides with original floor tiles. A glazed door leads to the welcoming reception hall with sweeping staircase to the upper floor. There is a charming storage cupboard below the stairs, a cloakroom to the rear with original sink and a large walk-in coat cupboard which has plumbing in place to allow for easy conversion into a shower room if required.

The impeccable styling is already instantly apparent with quality wood effect flooring and traditional wooden panelling, perfectly setting the tone for what to expect in the rest of this striking home.

The family room is an incredibly attractive room with windows to the front giving uninterrupted views over the Dee Valley and beyond. The large bay window fills this room with an abundance of light, with the original woodwork and ornate corncicing presented in excellent condition. A bespoke unit has been fitted wall to wall making this an ideal TV room, perfect for family nights in.



Kitchen



Dining area



Principal bedroom



Bedroom

Adjacent, the lounge enjoys the same striking outlook centred around a Chesney fireplace and Heta wood burning stove, creating a warm and inviting atmosphere. Bespoke shelving has been fitted within the alcoves on either side providing display space and useful storage below.

The real heart of this home is the impressive kitchen/diner, quietly located to the rear of the property. Beautifully renovated by the current owners, the elegant Drumoak kitchen is complemented by a utility room located directly off the kitchen providing additional storage and space for laundry appliances.

Designed in a L-shaped format around a substantial island, the kitchen combines practicality and style. Textured grey splashback tiles compliment the light stone surfaces and shaker style units blend contemporary design with the home's traditional character. The kitchen also benefits from underfloor heating beneath the tiled floor.

Integrated appliances include Rangemaster oven and gas hob, NEFF extractor fan and dishwasher, integrated fridge and freezer, together with Quooker hot tap.

The space comfortably accommodates a large dining area with additional seating at the island, ideally suited to everyday family living and entertaining.

To the rear of the room is a door out to the garden, with a staircase to the right leading to a home office and Aberdeen Press cupboard. The home office is a versatile space and has been used for a variety of purposes over the years including a guest bedroom and playroom.

Ascending the sweeping staircase to the upper floor, viewers will instantly be drawn to the large stained glass window on the mezzanine level. The window is incredibly beautiful with bold colours filling the space with personality and charm.

The principal bedroom is located to the front of the property and enjoys panoramic views, with a large bay window giving an opulent and elegant feeling.

Bedroom two is found across the landing and also enjoys the same front facing views over the front garden and beyond. The room is a great size, with an Aberdeen press cupboard located in the corner.

Bedroom three is a superb double bedroom and boasts excellent proportions. There is a window to the side of the property and loft hatch. It is worth noting that the loft space was fitted with Kingspan insulation in recent years.

Bedroom four is positioned to the front of the property and provides a bright and well proportioned room.

The centrally located bathroom completes the accommodation and comprises bath, wide shower enclosure, wall mounted vanity unit with storage and inset sink, WC, mirror with lighting and chrome towel rail. The room is completed by tiling to both the floor and wall along with a side facing window. The bathroom also features underfloor heating beneath the tiled floor providing efficient and invisible warmth.



Bedroom



Bedroom



Study / Bedroom



Bathroom

Outside, the property is situated within attractive landscaped gardens, giving the home leafy green views from almost every room. The property enjoys an elevated position from North Deeside Road which not only provides the home with eye-catching views to the South but enhances the feeling of privacy and seclusion.

To the front, a wrought iron gate allows pedestrian access from North Deeside Road. A path with granite steps leads to the front door and leads to the rear garden via either side of the property. The front garden is mainly laid to lawn, with mature flower beds adding pops of seasonal colour. There is also an established hedge by the entrance gate and a sprinkling of trees.

To the rear there is a sizeable area of lawn, which has mature flower beds either side. A large lock block driveway is secured by a wooden sliding gate, with access granted via Abbotshall Place. The driveway is large enough for off street parking for multiple vehicles, with additional parking being available on Abbotshall Place outside the garage.

A detached single garage can also be accessed from Abbotshall Place, with a side door being accessible from the rear garden. The garage is a large single garage with a useful workshop being located down a few steps. The garage is fitted with light and power along with an up and over door.

## Accommodation

Family room	16'9" x 21'3"	5.11m x 6.48m
Lounge	15'9" x 23'6"	4.8m x 7.16m
Kitchen	14'10" x 14'2"	4.52m x 4.32m
Dining area	16'2" x 14'5"	4.93m x 4.4m
Principal bedroom	15'8" x 19'2"	4.78m x 5.84m
Bedroom 2	16'1" x 19'2"	4.9m x 5.84m
Bedroom 3	15'11" x 15'5"	4.85m x 4.7m
Bedroom 4	9'2" x 11'7"	2.79m x 3.53m
Bathroom	10'1" x 6'4"	3.07m x 1.93m
Study/Bedroom 5	15'0" x 11'3"	4.57m x 3.43m

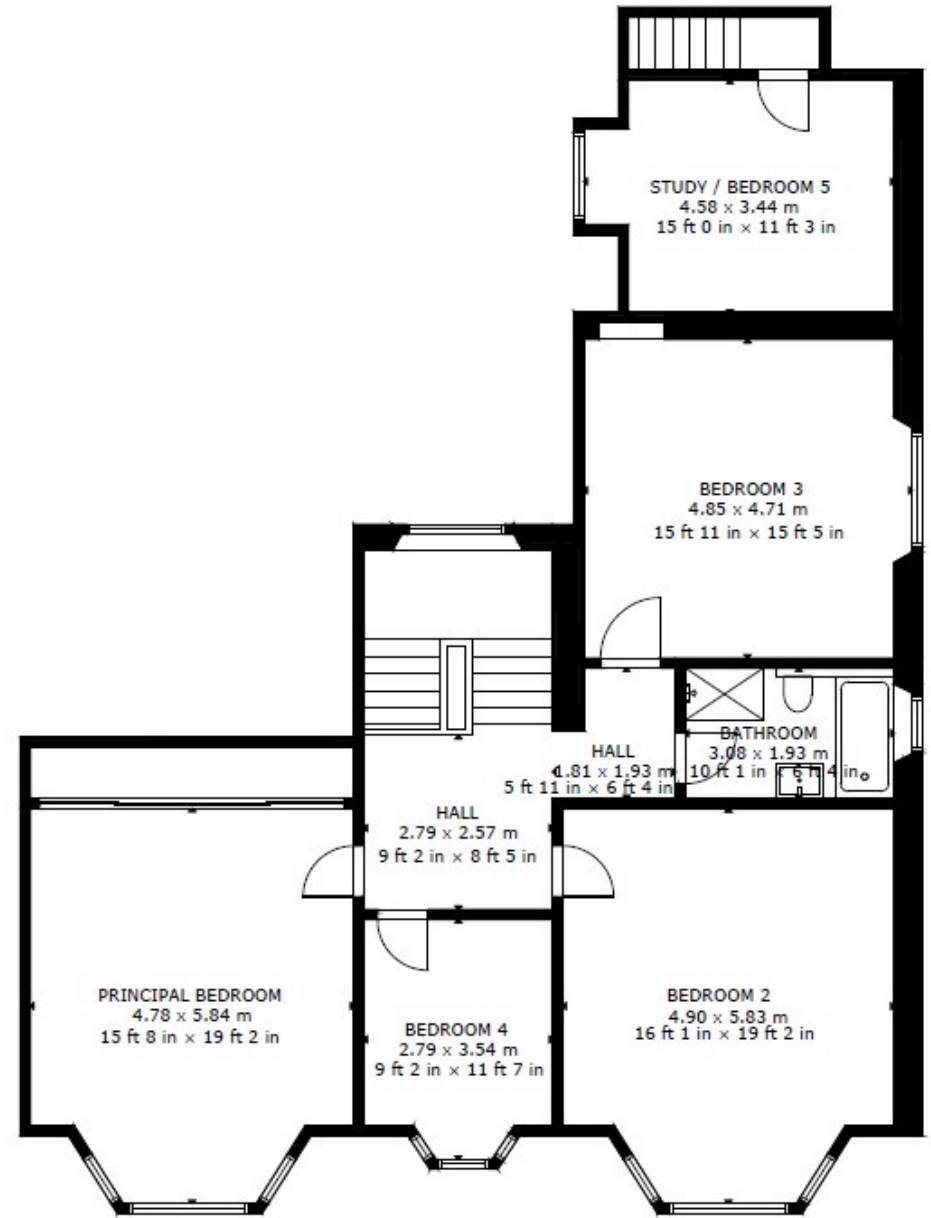
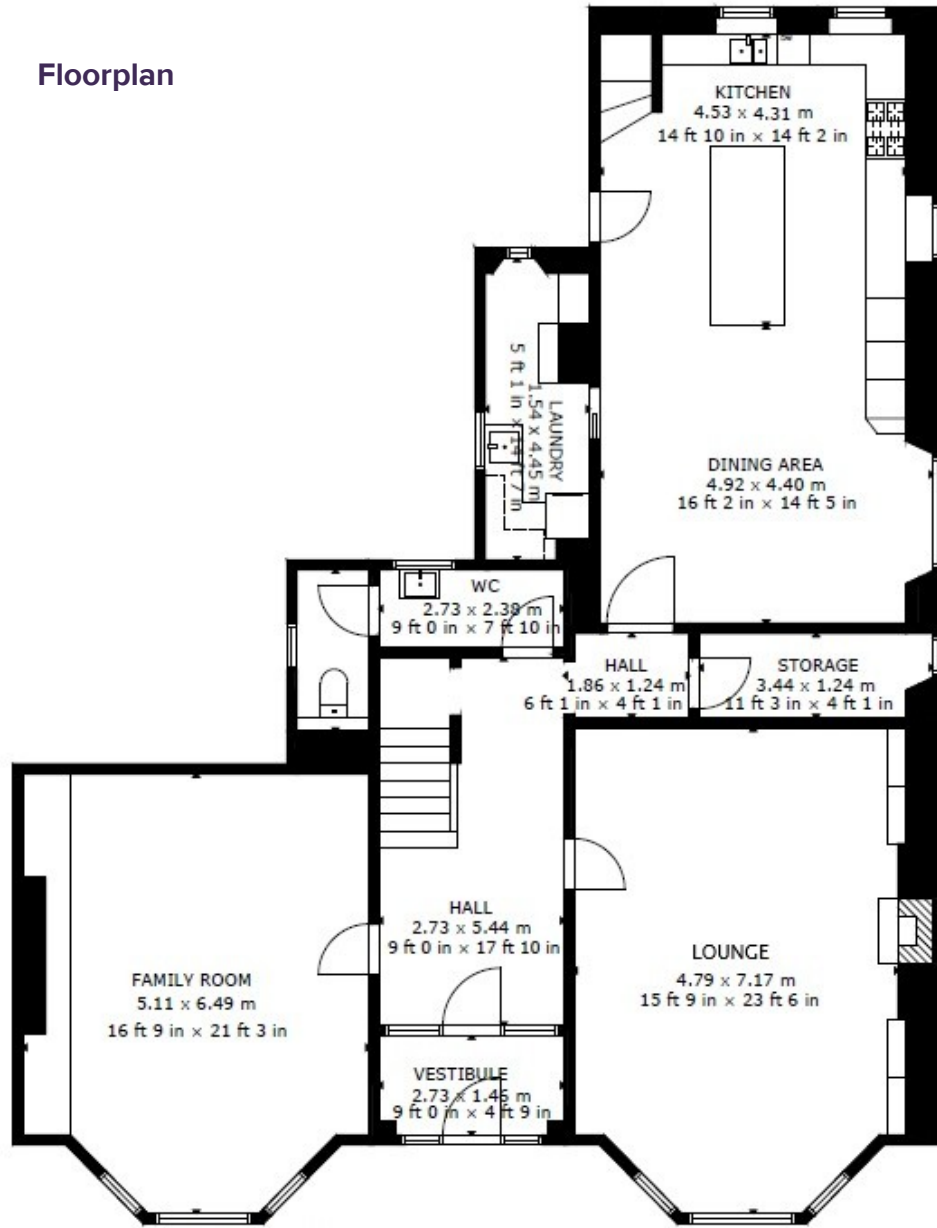


Exterior



Front Garden

# Floorplan



## 302 North Deeside Road

GROSS INTERNAL AREA  
 TOTAL: 285 m<sup>2</sup> (3,068 sq ft.)  
 GROUND FLOOR: 150 m<sup>2</sup> (1,615 sq ft.), FIRST FLOOR: 135 m<sup>2</sup> (1,453 sq ft.)  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Rear Garden

## Directions

From the west end of Union Street continue onto Holburn Street, at the traffic lights turn right onto Great Western Road and continue straight ahead onto North Deeside Road. Continue past the International School of Aberdeen and The Marcliffe, the property is located on the right hand side before the Cults Hotel.

## Location

302 North Deeside Road is located in one of Aberdeen's most exclusive and prestigious areas lying to the west of the city centre at the gateway to Royal Deeside. Excellent shopping facilities are provided at nearby Cults and Seafield. There is easy commuting to the city centre and the business and industrial estates throughout the city and suburbs. A host of amenities is available in the area particularly for the sporting enthusiast, namely golfing, fishing, walking etc and further into the Grampian Range, mountaineering and skiing. The Marcliffe at Pitfodels is within easy reach. Excellent schools serve the area with Cults Academy being close by and there is a choice of private schools in Aberdeen including the International School which is located across the road.

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.

## Arrange a viewing

Viewing By appointment telephone 07939 920220 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Rear Garden