



24 Macaulay Grange
Aberdeen AB15 8FF

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Exceptional executive family home with stylish modern upgrades found throughout

- Substantial five bedroom detached family home
- Prestigious West End location within a peaceful cul-de-sac
- Newly installed Belgravia kitchen with booth seating
- Principal bedroom with luxurious steam-shower ensuite
- Beautifully maintained private rear garden
- Generous double garage and excellent parking



Five beds.



Three bathrooms.



Two public rooms.

Situated within a prestigious West End development, we are delighted to offer for sale this substantial five bedroom executive detached family home, tucked away within a peaceful cul-de-sac.

Offering beautifully proportioned accommodation over two floors, the property has been thoughtfully upgraded by the current owners and is presented in excellent, move-in condition throughout. The home combines generous family accommodation with a high quality contemporary finish, including a newly installed Belgravia kitchen, matching utility room, renovated bathrooms, new flooring and tasteful decoration throughout. Further benefits include gas central heating, double glazing and a substantial double garage.

Entry is gained via a welcoming entrance vestibule, which leads into the impressive reception hallway. A glazed door allows natural light into the hall, while the attractive staircase provides access to the upper floor. The hallway also benefits from a useful built-in storage cupboard and provides access to all of the ground floor accommodation.

Positioned to the rear of the property, the spacious lounge is a particularly inviting public room, with a wide triple aspect window formation filling the space with natural light and providing an attractive outlook over the garden. A contemporary living flame gas fire creates a stylish focal point, while the generous proportions provide ample space for a range of living furniture.

The formal dining room is positioned to the front of the property and is another generously proportioned room, offering excellent space for family dining and entertaining. This room is currently used as a playroom but could also be utilised as a fifth bedroom if required.



Kitchen Diner



Dining room / Play room / Bedroom(virtually staged image)



Hallway



Office / Bedroom (virtually staged image)

The heart of the home is the impressive open plan dining kitchen and family room. The recently installed Belgravia kitchen has been finished in sophisticated deep navy matt cabinetry, complemented by stone effect work surfaces and a comprehensive range of high quality integrated appliances. The excellent specification and thoughtful layout creates a stylish yet highly practical space, perfectly suited to modern family life. The generous proportions has allowed for fitted booth seating and wall mounted media units to be installed, making this a great space for socialising and dining. French doors open directly onto the paved patio and rear garden, creating a seamless connection between the indoor and outdoor spaces.

A separate utility room has been fitted with matching quality cabinetry and stone effect work surfaces, creating a cohesive finish with the kitchen. The room provides excellent additional storage and laundry facilities, while a part glazed door gives direct access to the rear garden. A solid door gives access into the double garage.

Completing the ground floor accommodation is a useful study, positioned to the front of the property. Currently fitted as a home office, the room offers excellent flexibility and could readily accommodate a variety of alternative uses depending on individual requirements. A stylish cloakroom, finished with contemporary vanity unit and flooring, completes the ground floor accommodation.

Ascending to the upper floor, the spacious landing is flooded with natural light from the side window and provides access to four well proportioned double bedrooms, the family bathroom and excellent additional storage. There are two large storage cupboards along with a hatch to the loft space above.

The principal bedroom is a superb retreat, enjoying generous proportions and a peaceful rear aspect overlooking the garden. The room benefits from extensive fitted wardrobes, which will remain as part of the sale, together with access to a beautifully renovated ensuite shower room. The ensuite has been finished to an impressive standard and features a luxurious steam shower with tiled seat, creating a particularly indulgent space. Complementary vanity storage, quality tiling and contemporary fittings complete the room.

The second double bedroom enjoys a pleasant front aspect and benefits from built-in wardrobes together with its own ensuite shower room, providing excellent private accommodation for guests or family members. The room is set in an L formation, allowing for a study space, vanity unit or reading nook in the far corner.

Two further double bedrooms complete the bedroom accommodation, both offering generous proportions, front aspect views and built-in wardrobes.

The modern family bathroom has also been renovated and is fitted to a high standard, providing a stylish and practical space for everyday family use. The room comprises a bath with niche shelf above, wall mounted vanity unit with inset sink and smart mirror above, shower enclosure, dark grey towel rail and quality tiling to the floor and walls.



Principal Bedroom



Ensuite



Bedroom (virtually staged image)



Bedroom

Externally, the property is set within beautifully maintained gardens to both the front and rear. The front garden is laid mainly to lawn and framed by mature plants and shrubs, creating an attractive approach to the property.

The extensive rear garden is fully enclosed and enjoys an excellent degree of privacy. Predominantly laid with artificial lawn, it is complemented by mature planting, established shrub borders and a generous paved patio, providing an ideal setting for outdoor dining and entertaining. There is also a gate giving access to walking paths by The James Hutton Institute.

In the far left corner, a log cabin has been erected and is fitted with power, lighting and benefits from a wifi booster. The cabin is current used as a bar and has a TV mounted on the wall along with a fridge behind the bar.

A particularly valuable feature is the substantial double garage, which is accessed via two electric up-and-over doors and provides excellent secure parking and storage. The garage also benefits from fixed shelving, intruder alarm provision and a side door. The boiler is located in the far corner.

Accommodation

Lounge	13'4" x 18'9"	4.07m x 5.72m
Kitchen	11'1" x 11'8"	3.38m x 3.56m
Dining room	11'4" x 13'10"	3.46m x 4.22m
Bedroom / Play room/ Diner	10'10" x 13'3"	3.3m x 4.04m
Bedroom / Study	7'6" x 9'5"	2.29m x 2.87m
Bedroom	15'5" x 18'9"	4.7m x 5.72m
Bedroom	17'11" x 14'11"	5.46m x 4.55m
Bedroom	10'9" x 15'4"	3.28m x 4.67m
Bedroom	14'3" x 9'8"	4.34m x 2.95m
Double Garage	17'5" x 19'0"	5.31m x 5.79m



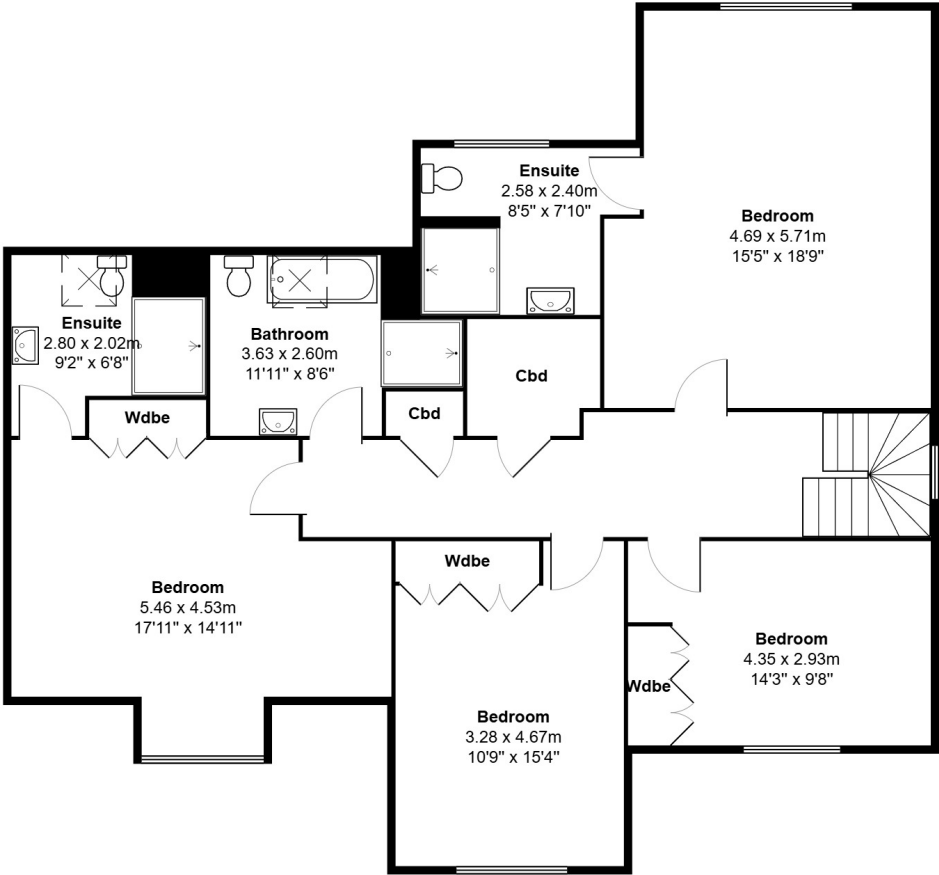
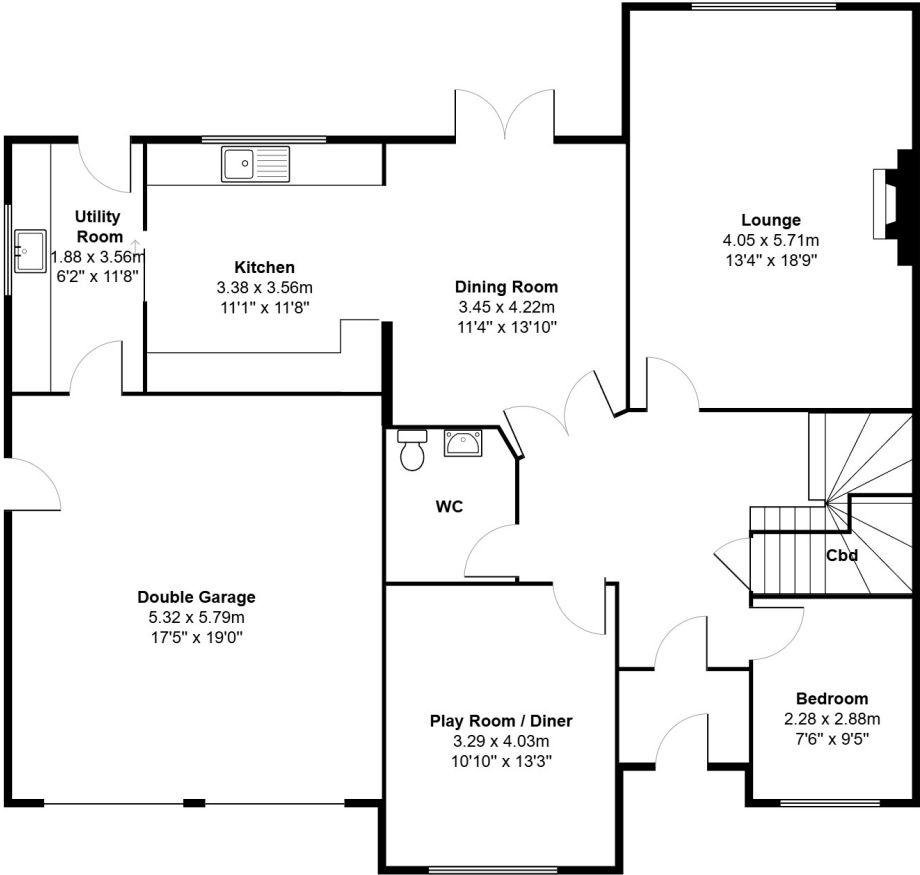
Bathroom



Bedroom

Floorplan

24 Macaulay Grange





Ensuite

Directions

From Union Street, turn on to Holburn Street and turn right on to Union Grove. Continue its full length, cross on to Cromwell Road, and at the Anderson Drive roundabout, cross over on to Seafield Road. Cross over at the traffic lights on to Countesswells Road, and turn first right on to Macaulay Drive. Macaulay Grange is on the left hand side, and No 24 is identified by our 'For Sale' board.

Location

Macaulay Grange lies to the west of the city in the popular Craigiebuckler area, an area well served by local amenities and a regular bus service. There is a library, community and health facilities and a range of shops nearby. This idyllic position offers an extremely peaceful setting close to the city's wealth of amenities. There is a primary school in Airyhall. Within the grounds of the Macaulay Institute there is a private nursery which admits pre-school children. The area is also very popular with families whose children attend Aberdeen's independent schools. The Robert Gordon's College playing fields are 5 minutes walk away.

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 arrangement with Ledingham Chalmers on 01224 632500

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Rear garden