



8 Carnegie Gardens,
Aberdeen, AB15 4AW

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Striking modern family home with double garage and secluded garden ground

- Impressive four bedroom detached home
- Situated at the end of a peaceful cul-de-sac
- Beautifully appointed throughout
- Three luxurious bathrooms with underfloor heating
- South west facing landscaped gardens with private patio
- Double garage and access to Rubislaw Den Woodland



Four beds.



Three bathrooms.



Three public rooms.

Constructed in 2009, 8 Carnegie Gardens is an impressive four bedroom detached home, situated within a highly sought after West End neighbourhood and tucked away at the end of a peaceful residential cul-de-sac leading to a private entry to Rubislaw Den Woodland.

This exceptional home has been finished to an exacting standard, with quality fixtures and fittings carefully selected to complement its contemporary design. Featuring American White Oak internal doors and stair case, Karndean flooring, Drumoak Kitchen and tasteful bespoke finishes, every detail has been carefully considered. The property is equipped with a gas-fired central heating system with underfloor heating installed in each of the three bathrooms.

Entry is gained via an inviting entrance vestibule, with a glazed door opening into the expansive main hallway, overlooked by the galleried first floor landing above. The hallway provides access to a generous range of accommodation, thoughtfully arranged to cater for both everyday family life and entertaining. There is also a sizeable under stair cupboard which provides excellent additional storage.

The spacious lounge is peacefully positioned to the rear, with wall to wall windows filling the room with an abundance of natural light and beautiful garden views. The room is centred around an open fire, creating a beautiful focal point and an ideal setting for relaxing evenings. Double glazed doors open directly onto a partially sheltered patio and the beautifully landscaped garden.

Adjacent, the sitting room enjoys pleasant dual aspect views, with a glazed door providing direct access to the patio. An adjoining door gives direct access into the kitchen, creating an easy flow between the two spaces. The room is a lovely informal space to enjoy with family and friends.



Sitting Room



Sitting Room



Kitchen

The Drumoak kitchen forms the heart of this impressive home and has been beautifully finished with bespoke Oak cabinetry, corian work surfaces, a Quooker tap and a comprehensive range of NEFF appliances. The combination of quality materials and thoughtful design creates a stylish yet highly practical space, perfectly suited for family life. Appliances include an induction hob, fridge/freezer, double oven, warming drawer, dishwasher and wine fridge, while concealed bins further enhance the practical design. A centrally placed island offers a spot for social gatherings while incorporating additional storage. There is ample space for a dining table and chairs, with diners being able to enjoy a pleasant outlook over the garden and its seasonal planting. A door from the kitchen leads into the separate utility room, which has been fitted with matching Oak cabinetry to create a seamless sense of continuity between the two rooms. A door provides access to the side of the property, while a further door leads directly into the generous double garage, which is fitted with electric up-and-over doors.



Kitchen

The formal dining room is positioned to the front of the property and is another generously proportioned public room, enjoying dual aspect views and an attractive box bay window with bespoke seating. This particularly appealing room offers excellent versatility, lending itself to be used as a fifth bedroom or playroom as and when required. Completing the ground floor accommodation is a generously sized WC, fitted with a practical sliding door. Its excellent proportions offer the potential to incorporate a shower in the future if required.

The carpeted half-turn staircase is enhanced by step and wall lighting, creating a striking feature during the evening. Large windows above the half landing draw natural light into the hallway throughout the day and provide a particularly impressive focal point.

The first floor landing is particularly spacious and benefits from two storage cupboards, both fitted with shelving. A hatch provides access to the loft space, which is equipped with a Ramsay ladder.

The striking principal bedroom is a luxurious retreat, enjoying sweeping views over the garden and beyond, together with access to two balconies which make the most of this peaceful outlook. Flooded with natural light, the room offers ample space for an area for seating. The adjoining walk-in wardrobe has been beautifully fitted with extensive shelving and hanging space, while underfloor heating adds a further touch of luxury. The ensuite bathroom comprises a bath, separate shower enclosure, large vanity unit with inset wash hand basin and concealed cistern WC. The bathroom is finished with quality tiling to the floor and walls, aqua panelling to the shower enclosure, heated towel rail and a glazed door providing direct access to the balcony.

The second double bedroom is also positioned to the rear, enjoying beautiful garden views and direct access to the large balcony shared with the principal bedroom. Built-in wardrobes provide excellent storage, while the luxurious ensuite shower room is finished to a high standard with quality tiling, aqua panelling to the corner shower enclosure, a wall mounted vanity unit with inset wash hand basin and WC.

The third double bedroom is positioned to the front of the property, with an attractive curved wall adding architectural interest to the room. Generous proportions allow ample space for a range of furnishings, while a double door built-in wardrobe and cupboard provide excellent storage space. The adjoining ensuite bathroom is fitted with a bath and overhead shower, together with a storage vanity unit incorporating an inset wash hand basin and WC.



Utility Room



Dining room



Principal bedroom



Balcony

Completing the accommodation is a versatile fourth bedroom, positioned to the front of the property and currently utilised as a home office.

The beautifully landscaped garden grounds provide a tranquil and secluded backdrop, with mature planting and established trees adding colour and interest throughout the seasons. To the front, a wide lock-block driveway provides generous off street parking for multiple vehicles and leads directly to the double garage. Three established flower beds frame the driveway, adding colour and kerb appeal. Gated side access is available to the left and right of the property.

A particular highlight of the property is the secluded rear garden, which enjoys a highly desirable south west aspect. A generous area of lawn is bordered by mature flower beds and established trees, creating a peaceful and private setting. A slabbed path leads to the partially sheltered patio, which can be accessed directly from both the lounge and sitting room. To the side of the property, a paved area provides space for a clothes dryer, shed and greenhouse.

A particularly rare feature is the private gate at the bottom of the garden providing direct access to the exclusive Rubislaw Den Woodland. Extending to approximately 14 acres, this beautiful area of mature woodland and walking paths is enjoyed by a select number of neighbouring residents. It provides a wonderful opportunity to enjoy woodland walks quite literally on the doorstep. There is an annual fee payable for its upkeep.

Presented in immaculate, move-in condition, 8 Carnegie Gardens represents a rare opportunity to acquire a substantial and beautifully appointed contemporary home, with the additional benefit of access to the exclusive Rubislaw Den Woodland.

Accommodation

Lounge	22'7" x 17'7"	6.89m x 5.36m
Kitchen	14'9" x 20'1"	4.5m x 6.12m
Sitting Room	12'9" x 15'1"	3.89m x 4.6m
Dining Room	11'8" x 17'10"	3.56m x 5.44m
Utility Room	13'9" x 8'3"	4.19m x 2.52m
Double Garage	19'9" x 23'4"	6.02m x 7.11m
Principal bedroom	19'11" x 18'8"	6.07m x 5.69m
Bedroom	17'5" x 18'1"	5.31m x 5.51m
Bedroom	12'10" x 12'3"	3.91m x 3.73m
Bedroom	11'5" x 15'11"	3.48m x 4.85m



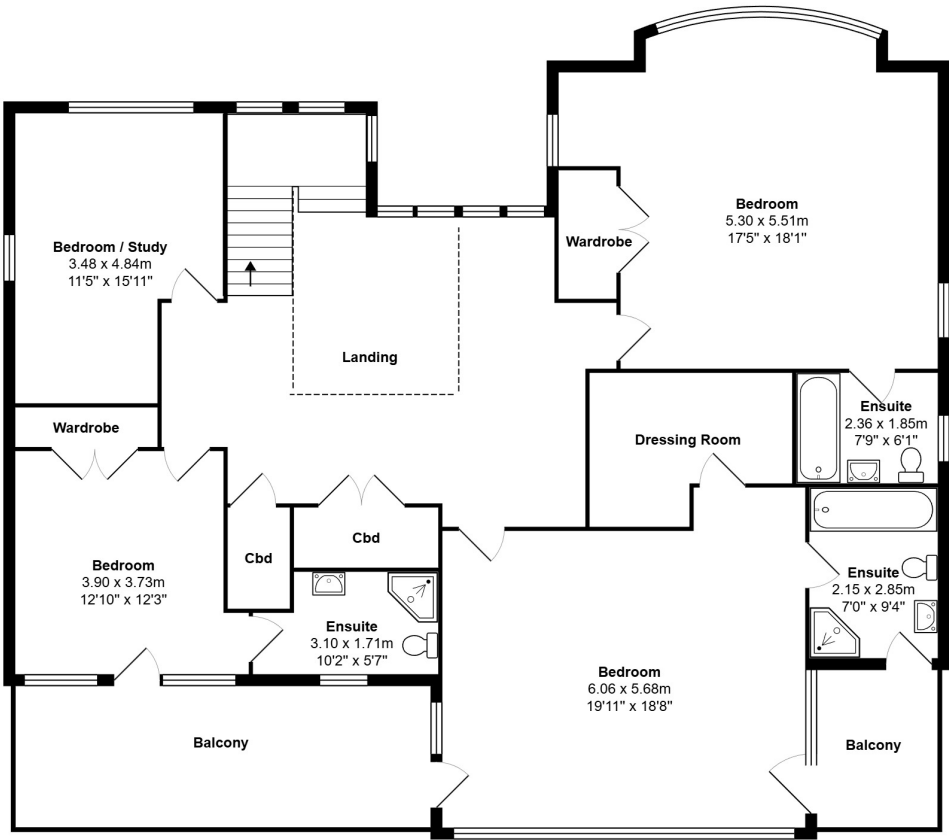
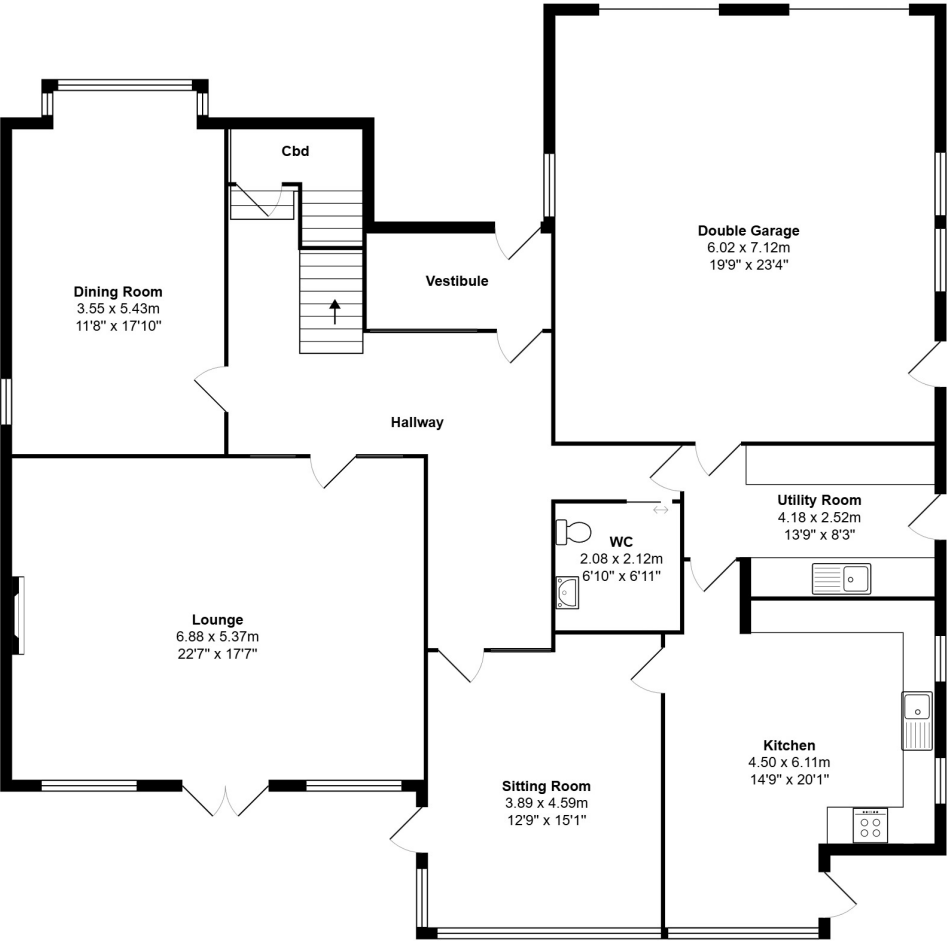
Bedroom



Bedroom

Floorplan

8 Carnegie Gardens





Directions

From Union Street, continue on to Alford Place, then Albyn Place and take the second exit off the Queens Cross roundabout on to Queens Road. Turn right at the next roundabout on to Forest Road then third left on to Morningfield Road. Cross Moray Place, on to Carnegie Crescent and turn left on to Carnegie Gardens Number 8 is in the far right hand corner.

Location

Carnegie Gardens has easy access to the main Anderson Drive trunk road with onward travel to the suburbs, the airport, the city centre, the Foresterhill Health Campus and Woodhill House. The property is also within easy reach of excellent state and private schools, the international school and several nurseries. As energy capital of Europe and Scotland's third city, Aberdeen City and Shire has a wealth of amenities, a choice of shopping malls and specialist shops, entertainment to suit all tastes, leisure and recreational facilities, parks and gardens, road, rail and sea links and a diverse landscape from hills to coast.

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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Rubislaw Den Woodland