



**Chapelpark,**  
Whitecairns, Aberdeen, AB23 8UQ

Offers over **£530,000**

**ledingham  
chalmers**  
estate agency





Lounge





Sun Room

**Beautiful six bedroom family home situated on a generous plot extending to 0.9 acres approx.**

- Exceptional level of adaptable accommodation
- Situated on a generous plot extending to 0.9 acres
- Easy commuting distance to Bridge of Don and Dyce
- Five fantastic public rooms
- Six well proportioned bedrooms
- Beautiful garden grounds surrounding property



Lounge / Diner / Kitchen



**Six** beds.



**Five** bathrooms.



**Five** public rooms.

**Situated on a generous sized plot extending to 0.9 acres approx, this fantastic six bedroom property has been finished to a high standard throughout.**

Enjoying a picturesque country setting and undisturbed farmland views, this property offers an exceptional level of adaptable accommodation over two floors. Seldom does an opportunity arise to purchase a property in such idyllic surroundings which enjoys a tranquil setting with superb country views, yet still located within easy commuting distance of Aberdeen, Dyce and Bridge of Don. Enjoying the comforts of oil heating, double glazing and superb storage facilities, the property provides the ideal purchase for the growing family.

Upon entering into the property, you are immediately welcomed into the utility room which is well equipped and fitted with a range of storage cabinets with co-ordinating work surfaces incorporating a stainless steel sink and drainer with tiled splash back behind. There is space to host laundry appliances beneath the work surfaces and both the washing machine and tumble drier may be available by separate negotiation. Located off the utility room, a handy cloakroom toilet is fitted with a WC, wash hand basin and heated towel rail. A door leads through to the kitchen / diner / family room which is sure to be the heart of the home, boasting a lovely open plan aspect and providing an ideal space for entertaining guests. The kitchen is fitted with a range of base and wall units with co-ordinating surfaces, splash back tiling behind and a breakfast bar ideal for informal dining. The dining room / lounge space allows space for a variety of both living and dining furniture and patio doors open out to the rear garden. A most useful study is located off this room which would be an ideal space for those home working. There is a second lounge on the ground floor which is fitted with quality carpeting and featuring a beautiful wood burner adding character and warmth to the room.



Lounge / Diner / Kitchen



Bedroom





Attic

Completing this wing of the property, the sun room is a superb addition to the property which enjoys peaceful views over the surrounding garden and countryside beyond.

The hall provides access to a carpeted staircase which leads to the upper floor accommodation. Located off the hallway, a door provides access to a fully floored and spacious loft space which is an outstanding storage space or could even be utilised as a further public room if desired. There are three bedrooms located on this floor, all of which boast great proportions and a bright airy atmosphere created by the large windows. All three bedrooms provide superb built-in storage facilities and the main room boasts an en suite fitted with a white three piece suite. A further shower room completes the accommodation and is fitted with a shower cubicle, WC and wash hand basin.

Descending the staircase and located off the hall on the ground floor, you will find a dining room and three well proportioned bedrooms, all decorated in neutral tones and benefiting from en-suite facilities in each room. This wing of the house was previously used as a B&B but could easily be used as further family accommodation.



Dining Room

Externally, an extensive tarred driveway provides ample parking for several vehicles and leads to the detached double garage which is fitted with an electric roller door, power and light and floored attic space above. The garden grounds surrounding the property are laid to lawn and would make an ideal space for entertaining and soaking up the stunning countryside views. There is a shed and greenhouse, both of which will be included as part of the sale.

Internal viewing is highly recommended to fully appreciate the spacious accommodation and tranquil location on offer.



Accommodation

Lounge / Diner / Kitchen	32'11" x 20'4"	10.04m x 6.2m
Lounge	15'0" x 20'4"	4.57m x 6.2m
Sun Room	8'5" x 12'6"	2.57m x 3.81m
Study	6'6" x 6'7"	1.98m x 2.01m
Utility Room	8'3" x 11'5"	2.52m x 3.48m
Dining Room	21'8" x 52'1"	6.61m x 15.88m
Bedroom	16'2" x 12'6"	4.93m x 3.81m
Bedroom	16'2" x 12'8"	4.93m x 3.86m
Bedroom	16'2" x 12'8"	4.93m x 3.86m
Bedroom	7'5" x 16'10"	2.26m x 5.13m
Bedroom	13'1" x 10'3"	3.99m x 3.12m
Bedroom	9'7" x 16'10"	2.92m x 5.13m



Views



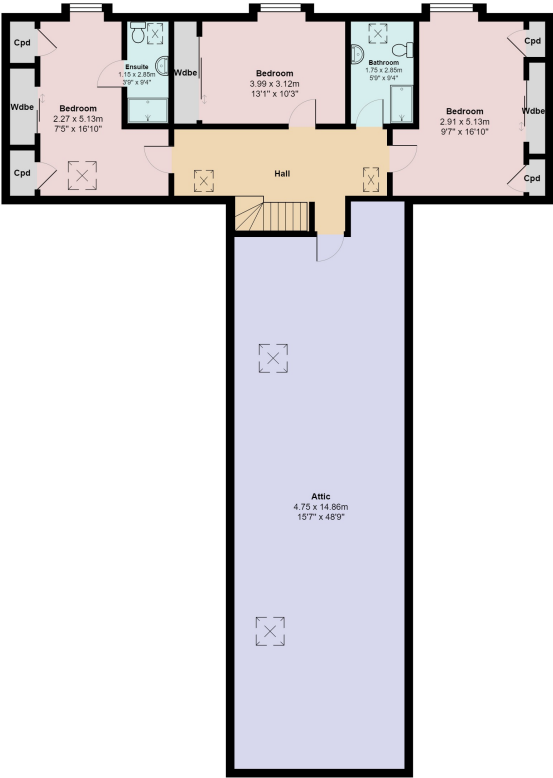
Exterior

Floorplan

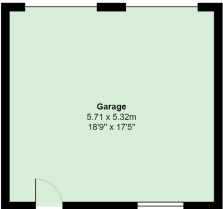
Chapelark



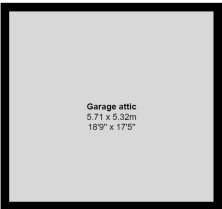
Ground Floor



First Floor



Garage



Garage attic

## Directions

Travel through Potterton on B999 towards Whitecairns & take B977 on the right hand side towards Belhelvie. Chapelpark is third entrance on the right hand side.

## Location

Belhelvie is situated close to the popular coastal village of Balmedie where residents enjoy a wide selection of social/recreational facilities including leisure centre, two public play parks, country park, eighteen-hole golf course and of course the beaches and sand dunes which are renowned for their outstanding beauty. Within Balmedie there are several convenience shops, first class nursery and primary schooling together with a thriving community network. The Business/Industrial Parks at both Dyce and Bridge of Don are also within easy reach and there is regular transport that provides easy access to City Centre and beyond. In addition, the AWPR is within less than 5-minute drive from the property transforming travel to both north and south of Aberdeen City.

## Arrange a viewing

Viewing By appointment telephone **07712086407** or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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.