



33 Hillside Road,
Peterculter, Aberdeen, AB14 0TX

**ledingham
chalmers**
estate agency



Family Room / Diner



Lounge



Kitchen

Four bedroom detached dwellinghouse with driveway and garage

- Located in a quiet and peaceful location within Peterculter
- Within the catchment area for Cults Academy
- Cosy Lounge with wood burner
- Well equipped Kitchen and Utility Room
- Versatile Family Room / Diner
- Beautiful Gardens surrounding the property



Four beds.



Three bathrooms.



Two public rooms.

Enjoying a quiet location within the popular suburb of Peterculter, we are delighted to offer for sale this impressive four bedroom detached dwellinghouse, which benefits from gas central heating and new double glazed windows.

Upon entering this fantastic family home, you are instantly greeted in to the porch boasting excellent built-in storage and in turn leading through to the hallway which provides access to all accommodation.

Enjoying a front facing aspect, the attractive family room / diner is a generously proportioned room allowing space for a variety of both living and dining furniture. This is a versatile space which could be utilised to suit the purchaser's needs. A door leads from here to the spacious kitchen which is fitted with a range of quality base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and breakfast bar. A range of appliances are to be included as part of the sale including the rangemaster. A boiler cupboard provides further storage and a door provides access out to the rear garden.

Located off the kitchen, the utility is a fantastic addition to this property and is fitted with further units and co-ordinating surfaces incorporating a further stainless steel sink and drainer and further space to host a range of appliances. A shower room is directly next door and fitted with a walk-in shower cubicle, WC, wash hand basin set into vanity unit and heated towel rail. The good sized lounge boasts a wood burning stove and two windows provide lovely views over the front and side garden.

A carpeted staircase leads to the upper floor landing which is laid in carpet and a hatch provides access to a floored and insulated loft space, providing additional storage.



Bedroom



Bedroom



Bedroom



Bedroom

The largest bedroom is an extension to the main living accommodation and is a lovely bright and spacious room which is decorated in neutral tones with complementing carpeting. The room is fitted with a range of wall to wall built-in wardrobes providing generous storage facilities and also benefits from an en suite shower room.

There are two further double bedrooms, both of good size and boasting built-in wardrobes. The final bedroom is a single bedroom/study which would be an ideal nursery or office for those home working.

The family bathroom completes the internal accommodation and is fitted with a curved bath with shower over and screen, WC, wash hand basin and heated towel rail.

Externally, the sizeable front garden is mainly laid to lawn with decorative borders stocked with shrubs and trees. The side of the property is laid in bark and chippings for low maintenance with attractive potted plants. The rear garden is mainly laid in lawn and a superb addition to the garden is the summerhouse which is equipped with power and light.

There is a spacious double garage which is also equipped with power and light. The garage has a workshop inside and could accommodate up to three cars with further parking available on the driveway directly on front.

Viewing is highly recommended to appreciate this tremendous family accommodation on offer.

Accommodation

Lounge	17'5" x 11'9"	5.31m x 3.58m
Family Room / Diner	17'4" x 13'5"	5.28m x 4.09m
Kitchen / Diner	9'10" x 16'9"	3m x 5.11m
Utility Room	9'5" x 7'5"	2.87m x 2.26m
Shower Room	9'5" x 3'11"	2.87m x 1.19m
Bedroom 1	19'0" x 12'5"	5.79m x 3.79m
Bedroom 2	13'8" x 10'0"	4.17m x 3.05m
Bedroom 3	10'3" x 9'10"	3.12m x 3m
Bedroom 4	10'9" x 7'10"	3.28m x 2.39m
Bathroom	6'3" x 6'6"	1.91m x 1.98m
Garage	18'1" x 30'6"	5.51m x 9.3m



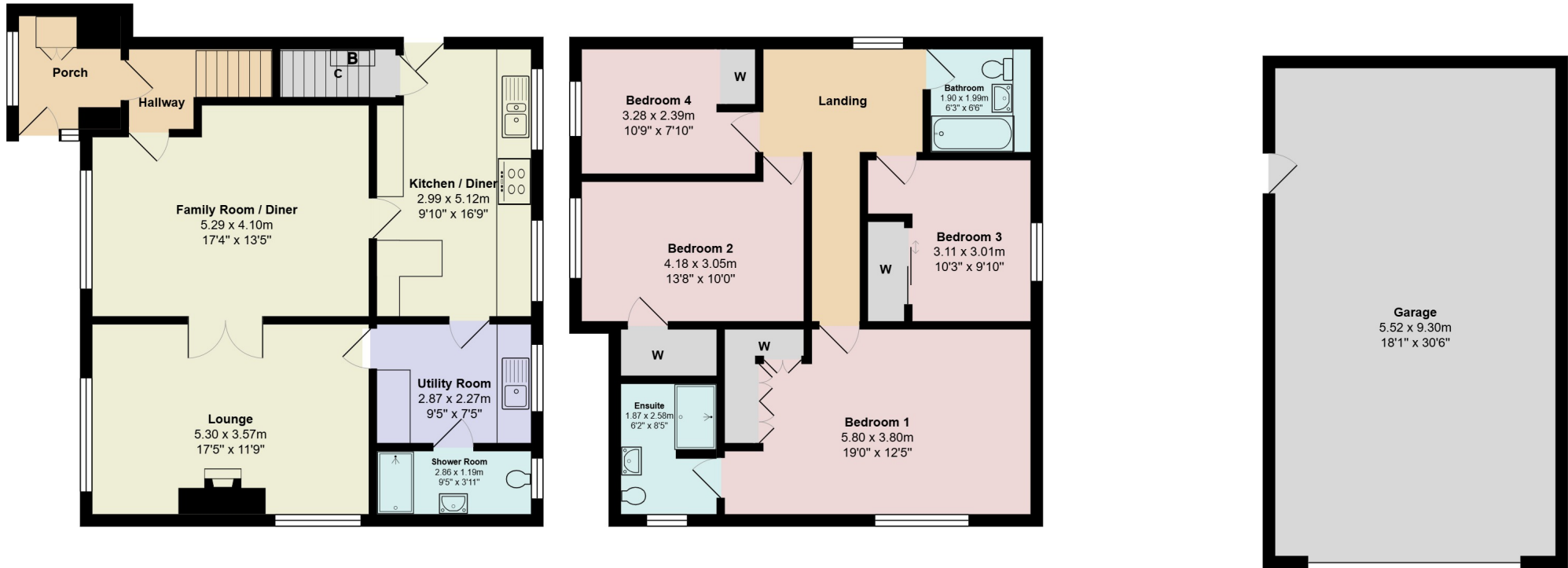
Summerhouse



Exterior

Floorplan

33 Hillside Road



Directions

On entering Peterculter from Aberdeen on the North Deeside Road, turn right at the Police Station onto School Road. Continue up this road and take the third exit on the left onto Hillside Road. The property is located at the end of this street on the left hand side.

Location

Peterculter is a popular village which lies within commuting distance of Aberdeen, approximately 8 miles west of the City, with easy access to business locations across the City and suburbs as well as the International Airport at Dyce. Located on the Royal Deeside route, the village features stunning scenery and a range of outdoor leisure pursuits. Schooling is at Peterculter Primary School and secondary education is provided for at nearby Cults Academy for which Peterculter is within the catchment area. Amenities in the area comprise Heath & Community facilities, Post Office, Library and a range of shops and restaurants as well as a popular 18 hole golf course.

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 07976049667 or by arrangement with Ledingham Chalmers on 01224 632500

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