



The School House, 26 Hillview Road,
Cults, Aberdeen, AB15 9HB

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Virtual Furniture



Exquisite five bedroom period home in prestigious location

- Picturesque views across the Dee Valley
- Truly magnificent Lounge with period features
- Versatile Dining Room with beautiful original fireplace
- Superb Kitchen / Diner with fabulous banquette
- Well equipped Utility Room with access to garden
- Beautifully landscaped grounds with summerhouse

Dining Room



Family Room



Five beds.



Three bathrooms.



Five public rooms.

Located in the prestigious suburb of Cults, this exquisite, five bedroom detached granite home enjoys an elevated position which commands lovely views over the Dee Valley.

Overflowing with stunning period features, historians will be interested to discover that the property was a former schoolhouse. With fabulous gardens and garage, it's worth noting that the property has been extended to the rear to provide an enviable level of family living accommodation. With an awe-inspiring vista, entry to the property is via the vestibule which retains the beautiful original tile flooring, ceiling coving and original hardwood door with decorative glass panel. This in turns leads to the hall which has a really grand feel, finished with neutral decor and host to a sizeable storage cupboard with sliding doors. The lounge is a truly magnificent room which fully encompasses the period feel of the property in the most elegant fashion, with stunning damask wall covering, hardwood skirtings and fabulous fireplace. Resplendent with light from the bay window, this room enjoys a triple aspect with further views to the side and rear of the property and affords a wealth of space for a variety of furniture. The dining room is another breathtaking room, with opulent wallpaper, bay window and original fireplace and is on semi-open plan with the office which has a bright feel, enjoying delightful rear garden views. With shelved recess and another feature fireplace offering the perfect focal point to the room, this is a versatile room and could be used in a variety of ways to suit individual requirements. The true heart of this home is the kitchen/diner which has a lovely rustic feel, installed by Drumoak kitchens. With a range of cream base and wall units and co-ordinating worktops, a superb Rangemaster oven and farmhouse sink add to the ambience and a central island offers additional storage and informal dining options. A fabulous banquette provides the perfect space for family meals and entertaining, and French doors lead to the rear garden.



Kitchen / Diner



Utility Room



Bedroom



Bedroom

From the kitchen is the well-equipped utility room which boasts the same high quality units and has space for laundry appliances, stainless steel sink with drainer and mixer tap and gives rear garden access. Completing the ground floor accommodation is the convenient WC which is finished with dainty William Morris wall covering and wall panelling, WC, wash hand basin and heated towel rail. Ascending the carpeted stairwell to the first floor, the upper hall is awash with light from the skylight and has a split level stairwell to all bedrooms. The main bedroom is the epitome of elegance, with chic Laura Ashley wall decor. Overflowing with light from the triple aspect window, storage is available from two built-in double wardrobes with mirrored sliding doors and an en suite shower room with walk in, mains powered shower cubicle, wash hand basin housed with a vanity unit, WC and heated towel rail, with lovely views from the velux window. Bedroom two also has a triple aspect with bright sunny decor, engineered wooden floor, built-in wardrobe with pull doors and an en suite with mains powered shower cubicle, deep fill vanity sink, WC and velux window. Three further generous bedrooms are available, all of which afford room for a range of furniture as desired. The bathroom captures the period style perfectly and comprises standing roll top bath with central taps and hose, WC with elevated cistern and pull flush and Victorian style Heritage sink. The garden grounds are incredible, having been thoughtfully designed by the current owners. Fully enclosed, the rear garden has both decking and patio areas, ideal for alfresco dining and has steps to the elevated lawn area, surrounded by mature bushes and shrubs. Located here is the outstanding log cabin, boasting power and light and providing the perfect spot to entertain or as a games room/den. To the side of the property is an elevated area created for growing fruit and vegetables which leads to the single garage which has built-in storage, work bench and up & over electric door. Early viewing is highly recommended to appreciate the fantastic plot and level of accommodation on offer.

Accommodation

Lounge	14'4" x 28'7"	4.37m x 8.71m
Dining Room	14'4" x 17'5"	4.37m x 5.31m
Office	13'6" x 10'8"	4.12m x 3.25m
Kitchen/Diner	18'6" x 14'4"	5.64m x 4.37m
Utility Room	7'7" x 14'3"	2.31m x 4.34m
Master Bedroom	13'0" x 18'3"	3.96m x 5.56m
Bedroom Two	12'7" x 18'10"	3.84m x 5.74m
Bedroom Three	10'10" x 14'2"	3.3m x 4.32m
Bedroom Four	10'10" x 12'4"	3.3m x 3.76m
Bedroom Five	8'0" x 9'5"	2.44m x 2.87m
Bathroom	9'2" x 10'11"	2.79m x 3.33m
Summer House	16'4" x 16'3"	4.98m x 4.95m



Rear Garden



Rear Garden

26 Hillview Road

Floorplan



Directions

Travel west along North Deeside Road to Cults. On entering Cults proceed straight ahead at the traffic lights and turn right into Quarry Road. Turn first right into Hillview Road and No 26 is located on the left hand side.

Location

Cults is a picturesque village situated west of Aberdeen and within easy commuting distance of the city, the airport and the business parks and industrial sites across the city and suburbs. The village has a semi rural ambience but a wealth of amenities including a regular bus service to the city, shopping, health and leisure facilities, a library and excellent primary and secondary schools. With Royal Deeside on the doorstep, there is a choice of seasonal sports, leisurely or demanding walks and stunning scenery.

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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