



Tomnavey, 7 Culterhouse Road,
Milltimber, Aberdeen, AB13 0EZ

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A substantial and beautifully maintained family home, enjoying an idyllic setting within mature landscaped grounds.

- Five generous bedrooms and five bath/shower rooms
- Stunning conservatory with panoramic garden views
- Elegant reception rooms ideal for family living
- Exceptional versatility including office and attic
- Mature south-facing gardens and extensive outdoor space
- Double garage, single garage and private driveway



Five beds.



Five bathrooms.



Five public rooms.

Set within beautifully maintained private garden grounds, we are delighted to offer for sale "Tomnavey", an impressive five bedroom detached family home with double garage.

This substantial property and its grounds have been meticulously maintained by the current owner, with the house having been extended to create an enviable family home. The property offers an exceptional level of storage throughout, together with an incredibly versatile layout designed to suit a variety of lifestyles.

Upon entering the property, you are welcomed by a striking vaulted entrance vestibule with double doors leading into the expansive hall, living room and family room, all arranged in a semi open-plan layout. The living room is a bright and airy space, with dual-aspect windows allowing peaceful garden views to be enjoyed from every angle. An open fire with a stone surround provides a lovely focal point within the room. The family room provides a peaceful retreat in which to relax and unwind, while the hall creates a welcoming space in which to greet guests. A door from the hall leads into the central hallway, which in turn gives access to a useful WC, storage cupboard, utility room and kitchen with dining area. It is worth noting the utility can also be accessed from the kitchen.

The kitchen and dining area is undoubtedly the heart of the home, with double doors leading to the spacious conservatory which gives 180 degree garden views. The kitchen has been thoughtfully designed with quality wooden wall and base units, complemented by generous work surfaces and co-ordinated splash back tiling. A centrally positioned island provides additional storage, workspace and breakfast bar seating, while enhancing the natural flow of the room. A range of integrated appliances are included, while a striking bottle green AGA forms the centrepiece of the room.



Kitchen



Conservatory



Sitting room

The room is large enough for a dining table and chairs for informal dining.

The utility room is well equipped with a range of wall and base units, together with a washing machine, a separate tumble dryer and a hob with oven. Further practical features include a clothes-hanging rail and built-in storage cupboard.

The sitting room is a charming, second public room, which is currently used as a TV room. A wood-burning stove provides a charming focal point, while enhancing the cosy atmosphere. The room's versatility is further enhanced by double doors leading to the conservatory, garden and dining room, allowing it to be opened up for entertaining or closed off for a more intimate setting.

The dining room is an elegant setting for formal entertaining, with a box bay window adding character and architectural interest. There is ample space for a variety of free standing furniture as desired.



Dining room

A partially glazed door from the main hallway leads into the office, with built-in furniture providing excellent storage for files and office equipment. The room has been thoughtfully designed to provide an ideal home working space.

To the rear of the property there is a shower room, a built-in storage cupboard and a practical mud room which gives access to the rear of the property.

Returning to the main hallway, an external door leads to the driveway, while a second door provides direct access to the double garage. There is an additional staircase to the upper floor, which features a large storage cupboard below.

Ascending the carpeted staircase to the upper floor gives access to the principal suite, four double bedrooms and four shower rooms/bathrooms.

The principal suite is a luxurious retreat in which to relax and unwind. The bedroom is of fantastic proportions with far reaching countryside views being enjoyed from most angles. There is ample space for a secluded seating area or private office space. Further benefits include a walk-in wardrobe and shared access to a spacious bathroom comprising bath, wide shower enclosure, base units with dual sinks, WC which is housed within a large fitted unit offering exceptional storage space. There is a second door within the bathroom leading to another double bedroom.

Bedroom two is a lovely front facing double, with shared access to two en suite bathrooms. The room is enhanced further by a built-in cupboard which is found in the corner of the room.

Positioned away from the main bedroom accommodation, a substantial rear aspect bedroom offers excellent privacy and generous proportions. The room comfortably accommodates a wide range of furniture, including a seating area and study nook. There is a sizeable en suite bathroom comprising bath, wc, vanity unit with inset sink, shower enclosure, white heated towel rail and tiling to the four walls.

Two further double bedrooms are positioned on the opposite side of the property, which are both of double proportions, with one having a private en suite shower room and walk-in wardrobe, while the other has shared access to an en suite bathroom. Both rooms are positioned adjacent to the second staircase within the entrance hall.



Principal bedroom



Ensuite



Bedroom



Ensuite

A particular feature of the home is the extensive attic accommodation, which has a staircase from the upper floor, allowing for enhanced access. The attic provides an excellent guest suite or teenage retreat, with there being an attic room, den and large walk-in storage room. These rooms would suit a variety of uses, adding further versatility to the accommodation, allowing this fine home to evolve alongside changing family requirements.

The property benefits from a double garage with an up and over door, accessed either from the driveway or directly from the house. To the rear of the double garage there is open access to the single garage, again with an up and over door.

Externally, the grounds wrap around the property and feature multiple areas of lawn, mature flower beds and established trees. A carefully selected mix of flowers and shrubs ensures an ever changing landscape throughout the seasons. A sweeping driveway extends from the road and runs almost the full length of the plot, with the driveway curving round behind the property towards the double and single garage. The driveway offers an enviable level of off street parking. A slabbed path runs from the driveway around the property towards the rear doors, giving easy access to all parts of the grounds.

A generous south-facing patio enjoys sunshine throughout much of the day and provides an excellent space for outdoor entertaining. This area of patio can be accessed directly from the lounge, conservatory or sitting room. Down a few steps, there is a sunken area with established trellis where a bench is located. A rotary dryer can be found to the left of the property. A shed and wood store are included within the sale.

Accommodation

Living Room	15'10" x 23'9"	4.83m x 7.24m
Family room	14'1" x 11'4"	4.29m x 3.46m
Kitchen	12'6" x 14'11"	3.81m x 4.55m
Dining area	10'9" x 14'11"	3.28m x 4.55m
Conservatory	24'2" x 14'1"	7.37m x 4.29m
Sitting room	15'5" x 20'4"	4.7m x 6.2m
Dining room	15'3" x 23'4"	4.65m x 7.11m
Principal bedroom	17'5" x 22'1"	5.31m x 6.73m
Bedroom	21'6" x 17'3"	6.55m x 5.26m
Bedroom	15'9" x 17'1"	4.8m x 5.21m
Bedroom	15'3" x 12'1"	4.65m x 3.68m
Bedroom	15'11" x 10'4"	4.85m x 3.15m
Attic room	15'7" x 11'10"	4.75m x 3.61m
Den	10'4" x 21'3"	3.15m x 6.48m
Storage room	10'4" x 21'11"	3.15m x 6.68m



Bedroom



Bedroom



Exterior

Directions

From the west end of Union Street continue onto Holburn Street; at the traffic lights turn right into Great Western Road and continue onto North Deeside Road. Travel through Cults and Bielside and on reaching Milltimber continue straight, going over the AWPR fly over and taking the right at the lights. Take the first left, which is signed posted with Kippie Lodge and Culter House Road. Keep on this road, taking the third right with the property located straight ahead.

Location

Milltimber, a prestigious west end residential suburb is within easy commuting distance of Aberdeen and the airport and served by excellent schooling at Milltimber Primary and Cults Academy. The property enjoys easy access to the Old Deeside Railway Line, a popular walking and cycling pathway, Kippie Lodge, Sports and Country Club and the Aberdeen Western Peripheral Road giving quick and convenient access to various areas within the city and suburbs.

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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