



Stobhall House,
Maryculter, Aberdeenshire, AB12 5GJ

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estate agency



Lounge



Sun Room



Kitchen/Diner

Extremely spacious, four bedroom bungalow with gorgeous garden grounds

- Picturesque location with panoramic views
- Spacious accommodation spread over one level
- Well-appointed Kitchen with large Utility Room
- Four bright Public Rooms
- Four Bedrooms, one with Ensuite facilities
- Gorgeous, fully enclosed garden grounds



Four beds.



Two bathrooms.



Four public rooms.

Pleasantly located within a picturesque rural area yet within easy reach of local amenities, we are delighted to present for sale this idyllic four bedroom detached bungalow with gorgeous garden grounds and single and double garage.

Located within the serene Aberdeenshire countryside, this charming four bedroom detached bungalow offers a rare opportunity to enjoy rural living but also just a short drive from Aberdeen and local amenities. Located in the picturesque area of Maryculter, this well-proportioned family home is perfect for those seeking space, tranquillity, and sweeping open views.

The property welcomes you through a bright and spacious front porch and vestibule which in turn gives way into the sizeable main hallway which houses a large storage cupboard and a useful cloakroom with wc and wash hand basin.

The spacious lounge is an elegant public room, with dual aspect views over the garden and striking feature fireplace with wood burner being the real focal point of the room. The room is large enough for multiple configurations of free standing furniture to suit any buyers needs.

Leading from the lounge through an archway is the first sun room, with windows all round and sliding door providing direct garden access you really are spoiled with a lovely indoor/outdoor feel.

The stylish, well-equipped kitchen is fitted with a wide range of contemporary base and wall units with complimenting work tops and tiled splash back. All integrated appliances will be included within the sale. Due to it's size, the kitchen offers space to incorporate a dining room table creating an ideal space for both relaxing and entertaining. There is also a door leading out to the garden.



Dining Room



Bedroom



Bedroom



Bathroom

The convenient utility room is located directly from the kitchen, this is an extremely spacious room with multiple built in cupboards offering fantastic storage which is ideal for coats and boots after countryside walks. There is space for under counter appliances within a unit which also houses a sink. There is also a useful cloakroom with wc and wash hand basin.

The dining room is lovely and bright with a floor to ceiling door offering rear garden access, plentiful space is afforded to host a large dining table.

Sure to impress viewers is the principal bedroom, this is a spacious room featuring wall to wall built in wardrobes with vanity unit and mirror. Key accents include, the floor to ceiling window providing beautiful garden views and large ensuite comprising walk in shower, wc with concealed cistern, wash hand basin nestled within a vanity unit and heated towel rail.

There are a further three double bedrooms all with fantastic built in storage.

The second sun room is located over beside the bedrooms, this quiet hideaway offers pleasant garden views, this is the perfect spot to relax and unwind.

Completing the internal accommodation is the family bathroom comprising large shower enclosure, bath, wc with concealed cistern and wash hand basin nestled within a vanity unit.

The property is set within beautifully landscaped grounds which have been immaculately tended. There are multiple areas of lawn and patio, the trees and shrubs also offer a layer of privacy. The garden grounds are fully enclosed with a gated entrance allowing the safe play for children and pets alike. There is also a single garage and large detached double garage. The driveway offers parking for multiple vehicles.

Accommodation

| | | |
|------------------------|----------------|---------------|
| Front Porch | 3'6" x 8'9" | 1.07m x 2.67m |
| Entrance Hall | 4'1" x 8'9" | 1.24m x 2.67m |
| Store | 5'0" x 4'10" | 1.52m x 1.47m |
| WC | 10'1" x 3'1" | 3.07m x .94m |
| Hallway | 5'7" x 20'0" | 1.7m x 6.1m |
| Hallway | 26'5" x 22'2" | 8.05m x 6.76m |
| Lounge | 31'3" x 18'0" | 9.53m x 5.49m |
| Sun Room | 11'10" x 11'9" | 3.61m x 3.58m |
| Kitchen Breakfast Room | 15'2" x 18'0" | 4.62m x 5.49m |
| Dining Room | 11'7" x 20'0" | 3.53m x 6.1m |
| Utility Room | 13'11" x 15'2" | 4.24m x 4.62m |
| WC | 5'11" x 6'1" | 1.8m x 1.85m |
| Bedroom | 15'9" x 13'9" | 4.8m x 4.19m |
| Ensuite | 10'0" x 9'2" | 3.05m x 2.79m |
| Bedroom | 12'10" x 13'7" | 3.91m x 4.14m |
| Bedroom | 11'7" x 10'10" | 3.53m x 3.3m |
| Bedroom/Study | 11'7" x 10'10" | 3.53m x 3.3m |
| Bathroom | 11'9" x 9'2" | 3.58m x 2.79m |
| Garage | 25'9" x 19'11" | 7.85m x 6.07m |



Garden Grounds



Drone Footage

Stobhall House

Floorplan



Directions

Travelling from Aberdeen on South Deeside Road continue past the Maryculter House Hotel, once passing the hotel take the second turn on your left. Once at the top of this road take a left turn and Stobhall House is a short way down on your right hand side.

Location

Maryculter is located to the west of Aberdeen and enjoys easy access to the new Aberdeen bypass giving particularly easy access to Dyce, Stonehaven, Westhill and Cove. The International School is located in nearby Cults and there are several private schools in the city. Aberdeen City Centre is a short drive, and offers a host of amenities including excellent shops, health and leisure facilities, cinemas and theatres, gardens and parks and regular transport links. Nearby Cults and Peterculter provide additional local facilities. For the lovers of the outdoors, there are a number of golf courses in the area, and along Royal Deeside, there are picturesque walks and seasonal activities.

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

Contact us

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