



Backhill Of Cranbog, Bridge of Don,
Whitecairns, Aberdeen, AB23 8UT

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chalmers**
estate agency



Lounge



Dining Room



Conservatory

Deceptively spacious, four bedroom detached farmhouse

- Stunning location
- Spacious accommodation throughout
- Three versatile Public Rooms
- Fully fitted Kitchen with Utility Room
- Four well-proportioned Bedrooms
- Gorgeous Garden Grounds



Four beds.



Three bathrooms.



Three public rooms.

We are delighted to offer for sale this spacious four bedroom farmhouse with generous garden grounds. The property has the added benefit of a large conservatory to take in the surrounding countryside and views towards the sea.

This countryside property is set on the edge of Bridge of Don, a suburb of Aberdeen north of the city centre. It offers the delight of semi-rural living yet within close proximity to an abundance of local amenities. It is also within easy commuting distance of the industrial estates at Bridge of Don and the Aberdeen International Airport. The area has benefitted hugely from the opening of the AWPR.

The accommodation comprises on the ground floor of a welcoming entrance hall which houses the stairwell to the first floor and provides access to the ground floor accommodation.

The particularly generous conservatory allows you to take in the views of the surrounding countryside. The conservatory in turn leads to the dining room.

The living room is a cosy space with a cast iron fire on a marble surround, ample space is afforded for a range of free standing furniture.

The kitchen has been fitted with a good range of solid wood wall and base units and with integrated appliances along with an Aga range.

A useful utility room and a shower room completes this floor.



Kitchen



Bedroom



Ensuite

Leading to the upstairs there are four bedrooms with the well-proportioned principal bedroom benefiting from an ensuite with shower.

The family bathroom completes the accommodation comprising bath, shower, wc and wash hand basin.

Outside the generous garden grounds to the front, side and rear are laid to lawn with a variety of mature trees and shrubs along with two patio areas. There is also a timber summerhouse.

The property further benefits from having an abundance of cupboards, double glazing and oil-fired heating. Early viewing is highly recommended.



Bathroom

Accommodation

Conservatory	17'11" x 27'0"	5.46m x 8.23m
Dining room	11'9" x 21'1"	3.58m x 6.43m
Kitchen	18'10" x 12'10"	5.74m x 3.91m
Utility room	5'1" x 8'7"	1.55m x 2.62m
Lounge	10'8" x 20'7"	3.25m x 6.28m
Bedroom 1	12'2" x 13'8"	3.71m x 4.17m
Ensuite	11'10" x 5'8"	3.61m x 1.73m
Bedroom 2	13'7" x 10'2"	4.14m x 3.1m
Bedroom 3	10'10" x 8'11"	3.3m x 2.72m
Bedroom 4	9'0" x 13'3"	2.74m x 4.04m
Bathroom	7'0" x 12'1"	2.13m x 3.68m



Garden Grounds



Garden Grounds

Floorplan



Ground Floor

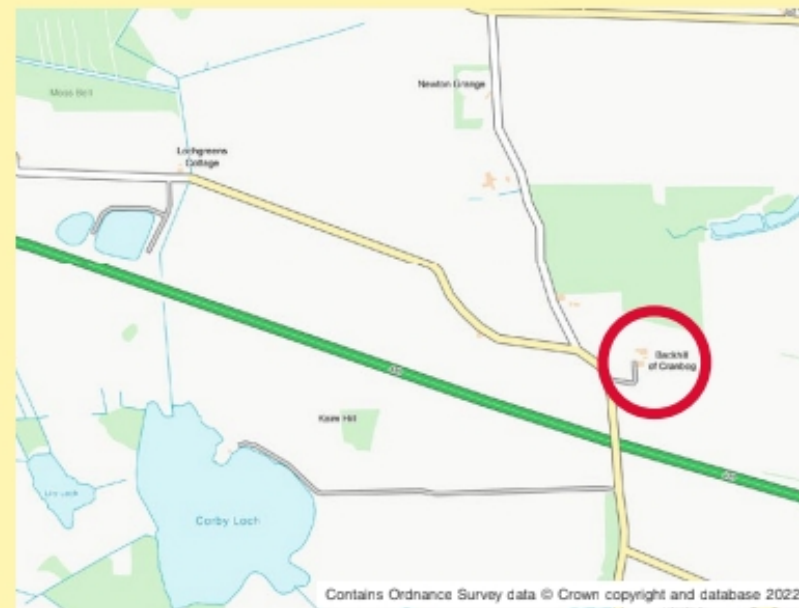


First Floor



ACCOMMODATION (measurements are approx)

Conservatory	5.45m x 8.22m	(17'11" x 27'0")
Dining Room	3.59m x 6.43m	(11'9" x 21'1")
Kitchen	5.73m x 3.90m	(18'10" x 12'10")
Utility Room	1.55m x 2.62m	(5'1" x 8'7")
Living Room	3.26m x 6.27m	(10'8" x 20'7")
Bedroom 1	3.71m x 4.17m	(12'2" x 13'8")
Ensuite	3.35m x 1.73m	(11'0" x 5'8")
Bedroom 2	4.14m x 3.10m	(13'7" x 10'2")
Bedroom 3	3.29m x 2.71m	(10'10" x 8'11")
Bedroom 4	2.74m x 4.05m	(9'0" x 13'3")
Bathroom	2.13m x 3.69m	(7'0" x 12'1")



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Directions

Travelling from Aberdeen City Centre along King Street, carry on straight onto Ellon Road. Turn left at the roundabout towards Sheillhill. Carry on the B999, past the Sheillhill opening then take your next left. At the next crossroads take a right turn. Travel up this road and the entrance to Backhill of Cranbog will then be on your right.

Location

Bridge of Don is a popular residential suburb well served by a wide range of amenities which include a medical centre, banks, Post Office and gym facilities at Bannatyne Health Club. It has schooling at both primary and secondary level and benefits from excellent transport facilities in and around the city. It is ideally located for Dyce International Airport and various industrial estate.

Arrange a viewing

Viewing 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.