



19 Hillside Road,
Peterculter, Aberdeen, AB14 0TX

**ledingham
chalmers**
estate agency



Lounge



Conservatory



Dining Room

Bright and spacious, two bedroom bungalow with garden and garage

- Spacious accommodation over one level
- Fantastic location
- Bright Lounge and Conservatory
- Fully fitted Kitchen with Dining Room access
- Two Bedrooms, one with Ensuite facilities
- Spacious rear Garden, front driveway and Garage



Two beds.



Two bathrooms.



Three public rooms.

We are delighted to offer for sale this two bedroom, detached bungalow in the popular and established residential area of Peterculter. The property offers generously-proportioned accommodation throughout with rear garden and garage.

This bungalow is a true gem situated on a quiet road in a respected and supportive community in Peterculter. The property has a sheltered garden with flower borders and patio as well as hard standing for a caravan or motor home, it boasts a garage with space for one car and a workshop at the back, this superb property has ample parking for several cars. The bungalow was extended in the early 90's and has a new boiler which was fitted in 2025.

The property is entered via vestibule which adds a level of privacy to the home and benefits from two storage cupboards, the first is perfect for hanging coats, this also houses the new electrical circuit board. The second cupboard is set out as a linen and storage cupboard, this also contains the alarm system,

The delightful lounge boasts an electrical coal effect fire with ceramic surround and mantelpiece, creating a lovely focal point of the room. There is ample space afforded for a variety of free-standing furniture and double glazed doors lead into the bright conservatory.

The conservatory offers pleasant views to the rear garden, this is the perfect spot to relax and unwind.

The dining room is lovely and spacious offering plentiful space for a large dining room table and chairs. There is also a shelved cupboard for storage.



Kitchen



Bedroom



Ensuite



Bedroom

Accessed directly from the dining room, the kitchen has been fitted with a wide range of base and wall units with complimenting work tops. There is a NEFF double oven, NEFF induction hob with space for a washing machine, dishwasher and fridge freezer. The large windows overlook the sheltered garden with gorgeous views of the hills. There is a back door with handrail offering direct garden access.

The primary bedroom is spacious having previously been extended, it can accommodate a king size bed. The room also boats two double wardrobes offering ample storage and vanity unit with basin. A key accent is the modern en suite with large Mira shower, storage cabinet, toilet and heated towel rail.

The second double bedroom is a warm and spacious room with windows to the front of the house. It also benefits from a built in fitted wardrobe.

Completing the internal accommodation is the modern shower room comprising, Mira shower, vanity unit with basin, toilet and heated towel rail for convenience.

The property further benefits from a large floored loft with lighting, this offers plentiful storage space and is accessible via ladder.

The garden is lovely and spacious and is well ordered with lawn area, sheltered patio, mature shrubs, flower beds and pathway. There is also a shed which is extremely useful and also an attached storage cupboard, this is extremely useful for deliveries.

To the front there is a large lock block driveway which offers ample parking for several cars, The garage has space for one car and also benefits from storage space at the back which has both power and water supply. It has two window,, an electric garage door and additional door to the garden.

Accommodation

Lounge	13'9" x 15'5"	4.19m x 4.7m
Conservatory	9'10" x 9'6"	3m x 2.9m
Dining Room	11'11" x 10'7"	3.63m x 3.23m
Kitchen	11'11" x 11'0"	3.63m x 3.35m
Bedroom	21'7" x 12'8"	6.58m x 3.86m
Ensuite	8'10" x 5'0"	2.69m x 1.52m
Bedroom	10'4" x 11'6"	3.15m x 3.51m
Shower Room	6'1" x 8'4"	1.85m x 2.54m



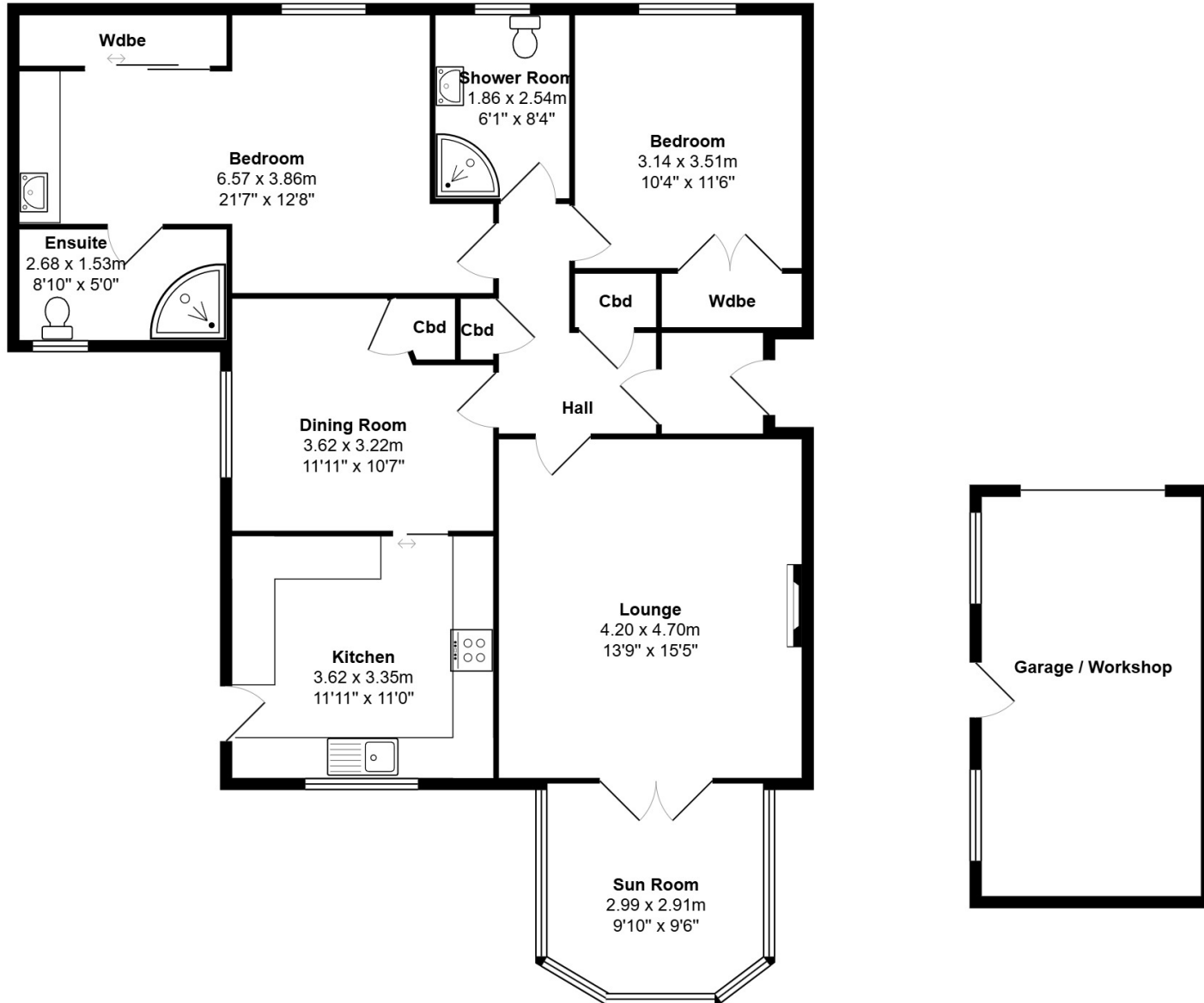
Garden



Garage

Floorplan

19 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.

Location

Peterculter lies some 8 miles west of Aberdeen City Centre and is within easy commuting distance. There is a variety of sporting and leisure pursuits nearby. Woodland walks and walks along the Old Deeside Railway Line are also close to hand. There is a good range of local shops and amenities and an excellent primary school with secondary education catered for at Cults Academy. There is also good private schooling locally and in the City itself. Peterculter also provides easy commuting to the Kingswells and Westhill areas of Aberdeen.

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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