



280 North Deeside Road,
Cults, Aberdeen, AB15 9PB

**ledingham
chalmers**
estate agency





Lounge



Lounge

Deceptively spacious detached family home in a popular city suburb

- Detached family home
- Excellent versatility, with accommodation over two levels
- Four bedrooms, one with en suite
- Potential to relocate the kitchen if desired
- Large driveway with establish garden grounds
- Envious location, in the very heart of Cults



Four beds.



Three bathrooms.



Four public rooms.

We are delighted to offer for sale this deceptively spacious four bedroom, three public room detached family home with large driveway and established South Easterly facing garden.

This fine family home offers generous accommodation over two floors, with the current owners having sympathetically extended the property to the rear, creating a home which is filled with period charm while offering accommodation fit for modern day living. The property has recently been repainted with new carpeting, making it the ideal purchase for any buyer looking to move with ease.

Location on an elevated plot, the property is accessed from the front via a solid wood door. The entrance vestibule is a warm and inviting space, with charming partially glazed door, with star engraving, leads seamlessly into the main internal hallway.

The front facing lounge is a bright and airy room with a large bay window to the front of the property, allowing for garden views to be enjoyed from every angle. There is also a feature fire place with wooden surround and stone hearth and colourful stain glass window into the hallway. Across the hall is an excellent sized sitting room/bedroom, which with versatility at its heart, would also make an excellent additional bedroom if required. This room boasts the same light and airy feel, with large front aspect windows and feature fire.

Adjacent to the lounge is the dining room, which is a cosy retreat to relax and unwind, with built-in shelving offering an excellent level of storage space. Double glazed doors give access into the expansive family room. Peacefully located to the rear of the property, the family room enjoys triple aspect views to wards the side and rear of the property making it a superb spot to socialise, with sliding glazed doors allowing for easy flow to and from the garden.



Family Room (Virtually Staged as a Kitchen/Diner)



Dining room



Kitchen

It is believed it may be possible to relocate the kitchen into the family room to the rear of the property, creating a large open plan kitchen/ dining/ family room, while still retaining the formal lounge at the front of the property. Any buyer would need to obtain the correct planning consent before these works are undertaken and to assess its feasibility, but this certainly poses as an excellent opportunity for those looking to put their own stamp on the home.

There is a large under stair cupboard, with light, by the double doors into the family room. The kitchen is centrally located and fitted with a range of white wall and base units, with a host of free standing and integrated appliances. There is an alcove which could be used for additional storage, with a built-in cupboard to the left.

Access via an archway leads to the rear hall which gives side access and has a utility cupboard. The ground floor accommodation is completed by the shower room which comprises double width shower enclosure, wc and vanity unit with inset sink.



Shower room

Ascending the stair case to the half landing, the stair case splits into two. To the rear is the impressive principle suit which boasts a tranquil setting with garden views, extensive built-in wardrobe space and an en suite shower room.

To the front of the property, there are two double bedrooms, both with large front aspect windows, with one benefiting from three double door built-in wardrobes. A useful study can be found on this level and would also work well as a fourth bedroom or kids play room if required.

The accommodation is completed by the shower room which comprises WC, hand wash basin and shower enclosure. It is worth noting the boiler is located within the built-in cupboard.



Bedroom (Virtually Staged)



Bedroom / Study (Virtually staged)



Bedroom



Bedroom

Outside, the property enjoys generous garden grounds, with an elevated position away from the road to enhance the feeling of privacy. A large driveway provides an excellent level of off street parking, with a car port located to the rear. The car port would also be a great outdoor entertainment space providing sheltering from the elements

The front garden is striking with areas of lawn bordered by established flowers which add a seasonal pop of colour. To the rear, there is an area of lawn and patio area by the sun room.

Viewers are sure to notice the enhanced accessibility of this property, with the gentle gradient of the drive way making it suitable for ramp access at either the front or rear door. Allowing the house to work for many buyer's now while also being able to be adapted if needed in the future.

Images for this property include the use of virtual staging and digital landscaping to show the property's potential and is used for illustration purposes only. Any buyer is to complete their own due diligence and obtain the correct planning consent from Aberdeen City Council before any works are completed.

Accommodation

Lounge	14'0" x 14'1"	4.27m x 4.29m
Sitting room / Bedroom	14'6" x 12'0"	4.42m x 3.66m
Dining room	14'0" x 14'11"	4.27m x 4.55m
Family room	21'11" x 14'3"	6.68m x 4.34m
Kitchen	17'10" x 9'9"	5.44m x 2.97m
Bathroom	11'2" x 6'9"	3.4m x 2.06m
Bedroom	18'10" x 12'0"	5.74m x 3.66m
Bedroom	13'9" x 12'4"	4.19m x 3.76m
Bedroom	10'9" x 13'4"	3.28m x 4.07m
Bedroom/study	11'1" x 12'1"	3.38m x 3.68m
Bathroom	7'10" x 9'3"	2.39m x 2.82m
Ensuite	6'7" x 5'11"	2.01m x 1.8m
	0" x 0"	0m x 0m



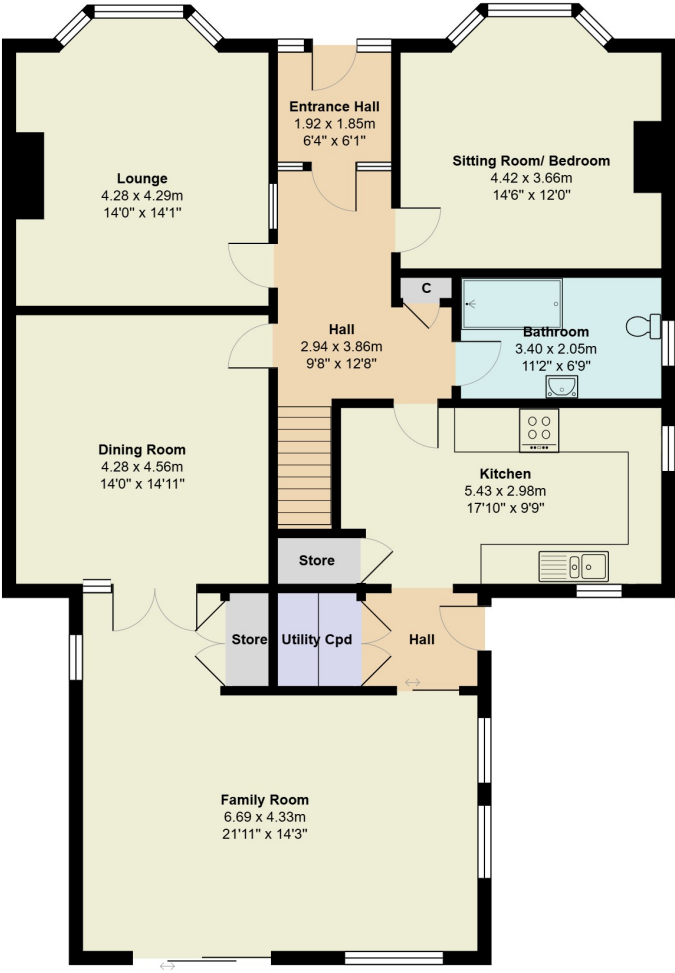
Shower room



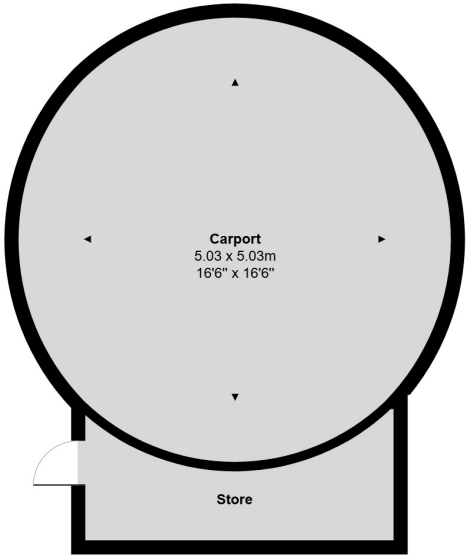
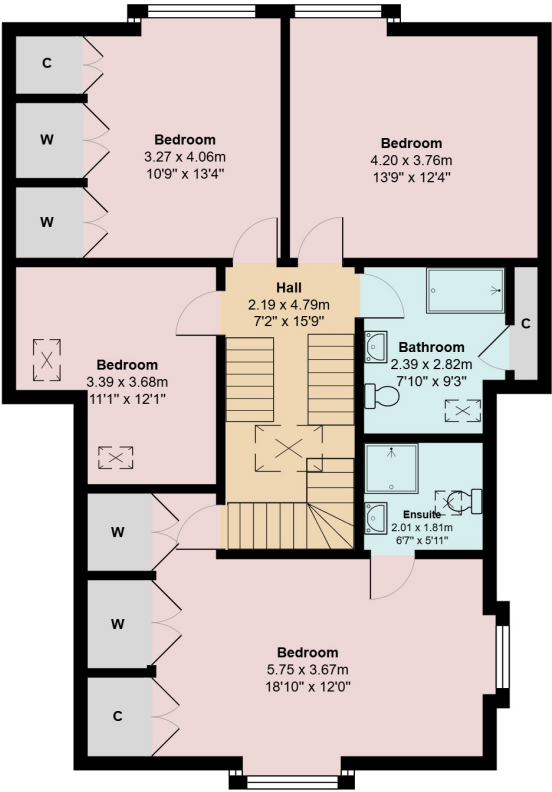
Exterior

Floorplan

280 North Deeside Road



Ground Floor





Directions

From the west end of Union Street continue onto Holburn Street, at the traffic lights turn right onto Great Western Road and continue straight ahead onto North Deeside Road. Continue past the International School of Aberdeen and The Marcliffe, the property is located on the right hand side before the turn off to Westerton Road.

Location

280 North Deeside Road is located in one of Aberdeen's most exclusive and prestigious areas lying to the west of the city centre at the gateway to Royal Deeside. Excellent shopping facilities are provided at nearby Cults and Seafield. There is easy commuting to the city centre and the business and industrial estates throughout the city and suburbs. A host of amenities is available in the area particularly for the sporting enthusiast, namely golfing, fishing, walking etc and further into the Grampian Range, mountaineering and skiing. The Marcliffe at Pitfodels is within easy reach. Excellent schools serve the area with Cults Academy being close by and there is a choice of private schools in Aberdeen including the International School which is located across the road.

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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