



5 Sunnyside Drive,
Drumoak, Aberdeenshire, AB31 5EW

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen Diner

Spacious four bedroom detached bungalow which enjoys a corner plot incorporating landscaped garden grounds with double garage

- Envious corner plot within an established residential area
- Sizeable accommodation throughout with ample storage
- High specification kitchen with granite worktops
- Master bedroom boasts an en suite shower room
- Well landscaped garden grounds
- Detached double garage with light and power

-  **Four beds.**
-  **Two bathrooms.**
-  **Two public rooms.**

Occupying an enviable corner plot, we are delighted to present for sale this four bedroom detached bungalow with double garage located in the quiet Deeside village of Drumoak.

The property offers generously proportioned and versatile accommodation throughout, and has been decorated to a high standard with modern and attractive decor, allowing a purchaser to take occupancy with the utmost of ease. The accommodation is situated on one level, making this an exciting prospect for many buyers.

The property firstly comprises of a welcoming vestibule with large double door cupboard, which in turn leads to the main hallway, granting access to the majority of the accommodation. There is an additional cupboard found in the hall giving excellent storage solutions from the offset.

The impressive lounge is situated to the front of the property, with large windows filling the room with an abundance of natural light. This large room, finished in neutral decor, focuses around the feature fireplace with marble surround, which is a lovely feature and creates a stylish and impressive finish.

Located off the lounge is the dining room/snug, which is a great additional public space. It would also work well as an office or playroom. This room is a truly versatile space and features a door into the kitchen.

The dining kitchen, is peacefully located to the rear, and has been fitted with a wide range of quality base and wall units providing plentiful storage. The granite work surface with recessed draining grooves by the sink and AEG integrated appliances offers a high specification finish.



Bedroom



Ensuite



Bedroom



Bathroom

The kitchen further offers space for a dining table and chairs, ideal for casual dining, large walk-in larder with power and light and has been finished in a stylish and refreshing decor.

The utility room is accessed off of the kitchen and gives direct access to the rear garden. The same granite work top has been used here to create unity between the two rooms, with a sink and space for both a washing machine and tumble drier under the work top.

Returning to the main hallway there are four double bedrooms, with all offering fitted wardrobes and decorated in a neutral colour pallet. The master bedroom benefits further from a second built-in wardrobe and a modern en-suite shower room. This en-suite has been fitted with a shower cubicle, wall mounted hand wash basin, w.c. insert to a storage vanity unit, tiling to the wet areas, chrome heated towel rail and aqua panelling within the shower cubicle.

The main bathroom completes the accommodation and has been fitted with a large oak vanity unity with both wall and base units with inset sink and w.c., shower fitted over the bath, white heated towel rail and a mix for tiling and aqua panelling.

Outside, to the front is a pleasant garden, which is mainly laid to lawn and wraps around the property. There are well placed shrubs and trees to add a pop of colour, with a path leading to the main door.

To the rear there is an impressive fully enclosed rear garden which can accessed from the utility room or a rear gate. The garden is level offering a large lawn area ideal for outdoor dining/entertaining or for the safe use for both kids and pets. Due to the positioning of the property the garden is incredible secluded and not overlooked. Further to the rear is the double detached garage with power and light and a driveway.

Accommodation

Lounge	20'4" x 15'0"	6.2m x 4.57m
Dining room	9'9" x 11'10"	2.97m x 3.61m
Kitchen/diner	13'5" x 13'5"	4.09m x 4.09m
Utility room	5'10" x 5'11"	1.78m x 1.8m
Bedroom one	12'8" x 11'9"	3.86m x 3.58m
En suite	8'0" x 3'4"	2.44m x 1.02m
Bedroom two	11'8" x 9'9"	3.56m x 2.97m
Bedroom three	9'1" x 9'9"	2.77m x 2.97m
Bedroom four	8'1" x 11'6"	2.46m x 3.51m
Bathroom	5'5" x 9'8"	1.65m x 2.95m
Double garage	18'11" x 16'1"	5.77m x 4.9m



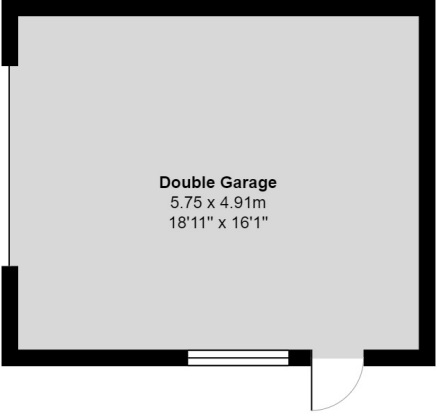
Rear Garden



Garage

5 Sunnyside Drive

Floorplan



Directions

Travelling from Aberdeen on the A93, North Deeside Road proceed through Cults, Bieldside, Milltimber and Peterculter. The next village is Drumoak where you turn right off the main road onto Sunnyside Drive and house is situated on the left hand side with No. 5 being the third property to the left on this street.

Location

This property enjoys a particularly pleasing location within the village of Drumoak and is only a few minutes walk from the main road where there is an excellent bus service. There is a modern primary school within the village, which also boasts a nursery, with Banchory Academy offering further education. Within a short drive is Westhill which provides a further range of shopping amenities, recreational facilities and there are also the large oil related office complexes. Drumoak is also ideal for commuting into Aberdeen city centre and it is on a direct route to the beautiful countryside of Royal Deeside.

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 appointment telephone 07747687542 (after 2pm) /07899914746 or by arrangement with Ledingham Chalmers on 01224 632500

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