



77 North Deeside Road,
Peterculter, Aberdeen, AB14 0QL

**ledingham
chalmers**
estate agency



Lounge



Dining room



Conservatory

Three bedroom detached dwellinghouse

- Picturesque views across River Dee
- Popular residential area with local amenities nearby
- Three generous Double Bedrooms
- Quality Kitchen with appliances included in sale
- Beautifully maintained Garden to rear
- Extensive Driveway leading to Garage



Three beds.



Two bathrooms.



Three public rooms.

We are delighted to bring to the market this beautiful detached three bedroom dwellinghouse which is set on an enviable plot in a popular residential area with breathtaking views over open countryside and the River Dee.

Set on an enviable plot and enjoying a backdrop of beautiful south facing gardens, this excellent family home has much to offer. Set back from the road by a large extensive driveway, this charming home offers versatile accommodation and viewing is essential to appreciate the space and picturesque views on offer.

Entering the home from the front, a welcoming vestibule opens into the bright and airy reception hallway and rooms beyond. The lounge is a charming room, decorated in neutral striped wallpaper with complimenting hard wood flooring and boasting a beautiful traditional fireplace which adds warmth to the space. The family room also enjoys neutral decor with hard wood floors with French doors opening to the sizeable conservatory which spans the full length of the property and is fantastic addition to the original accommodation. The conservatory allows plenty of space for a range of furnishings and is sure to be the heart of the home with the most stunning views to be enjoyed across the countryside and beyond. The spacious kitchen is fitted with quality base and wall units with display cabinets, co-ordinating work surfaces with splash back tiling behind and a range of appliances, all of which are to be included as part of the sale. The generous proportions allow space for a small dining table and chairs for informal dining.

The first double bedroom is decorated with ditsy floral wallpaper, hard wood flooring and a large window allows ample natural light to flood the room. The shower room is a modern suite, fitted with walk-in shower enclosure, WC and a wash hand basin set into matching stylish vanity units.



Bedroom



Shower room



Kitchen



Bedroom

An attractive staircase leads to the upper floor where you will find all remaining accommodation. The loft is floored and provides a generous level of further storage. The space is equipped with light and a ramsay ladder provides easy access.

The second double bedroom is decorated in neutral wallpaper with complimenting laminate flooring and boasts a range of built-in wardrobes providing useful storage. The room enjoys a peaceful aspect to the rear with stunning countryside views. The third double bedroom again enjoys generous proportions and is fitted with a colourful carpet with matching floral wallpaper. The shower room completes the internal accommodation and although slightly dated, is fitted with a shower cubicle, WC and wash hand basin set into vanity, velux window and part tiled walls.

To the front, a large open driveway provides parking for ample cars and leads to the single garage. The boundless garden to the rear enjoys a high degree of privacy and is fully enclosed, screened by hedging and mostly laid to lawn. A path leads to the second half of the garden which boasts colourful shrubs, plants and trees in the borders and hosts a fabulous summerhouse which is an ideal retreat in the summer months.

Accommodation

Kitchen / Diner	8'7" x 17'2"	2.62m x 5.23m
Bedroom	11'9" x 13'1"	3.58m x 3.99m
Utility Room	3'9" x 5'6"	1.14m x 1.68m
Bathroom	5'8" x 11'1"	1.73m x 3.38m
Lounge	15'6" x 14'1"	4.73m x 4.29m
Dining Room	11'0" x 12'0"	3.35m x 3.66m
Conservatory	26'2" x 9'1"	7.98m x 2.77m
Garage	10'10" x 12'0"	3.3m x 3.66m
Bedroom	14'0" x 13'9"	4.27m x 4.19m
Bedroom	14'6" x 12'1"	4.42m x 3.68m
Bathroom	4'4" x 8'3"	1.32m x 2.52m



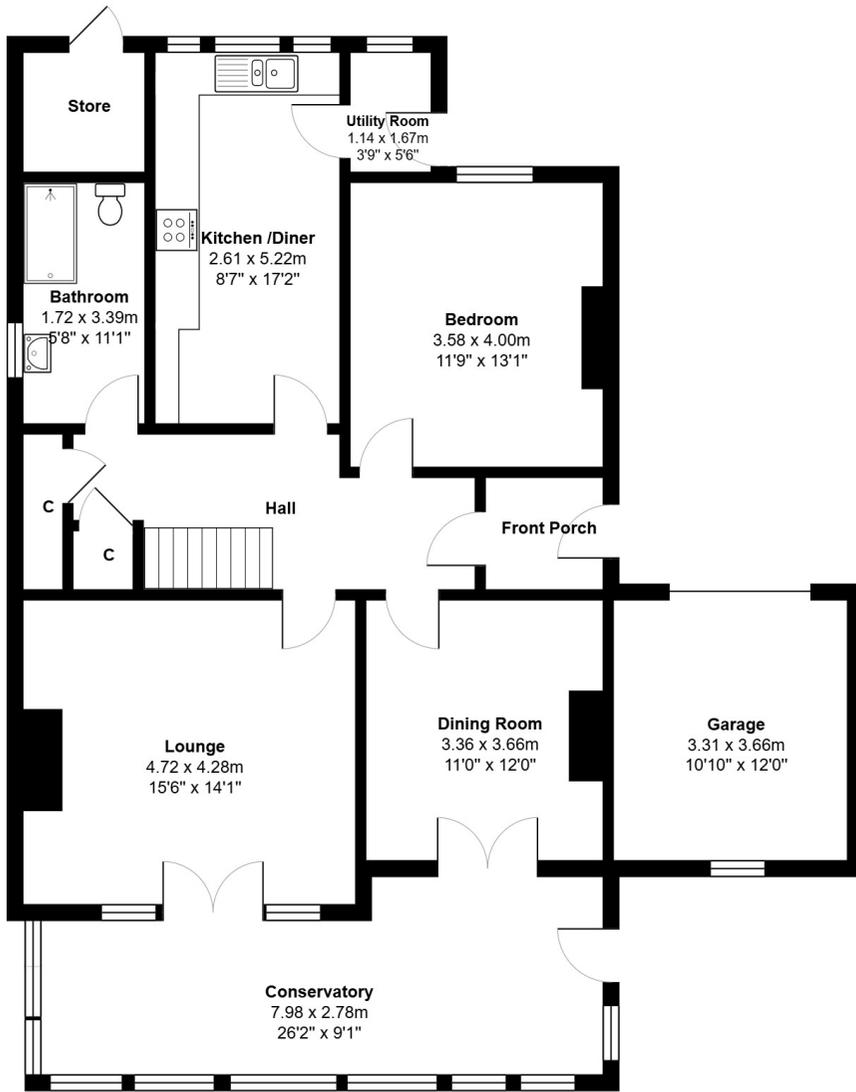
Rear Garden



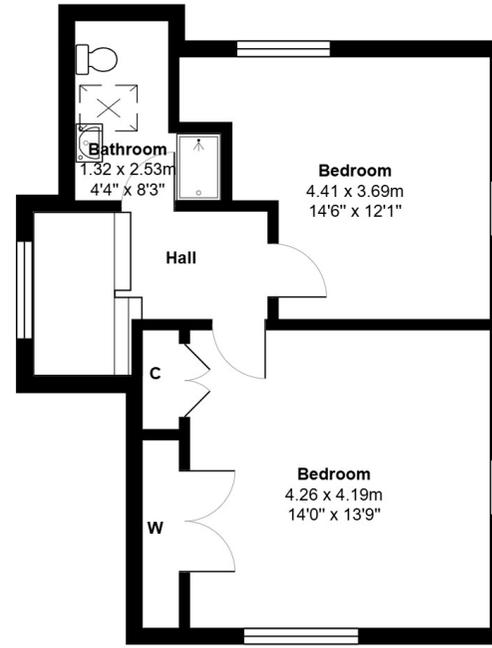
Views

Floorplan

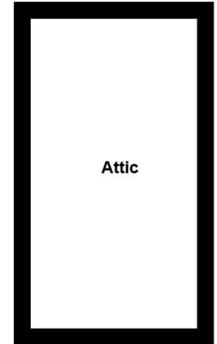
77 North Deeside Road



Ground Floor



First Floor



Attic

Directions

Travel out the main North Deeside Road from Aberdeen until reaching Peterculter. Number 77 is situated on the left hand side.

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

Contact us

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