



9 St Ronans Circle,
Peterculter, Aberdeen, AB14 0NE

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Superb four bedroom family home which has been fully renovated and finished to the highest of standards

- Immaculately presented four bedroom family home
- Extensively renovated to an exceptional standard
- Spectacular Deeside Valley views
- Stunning open-plan Lounge / Diner / Kitchen space
- Luxurious principal suite with ensuite
- Private gardens, double garage and ample parking



Four beds.



Two bathrooms.



Two public rooms.

Enjoying a quiet location within the popular suburb of Peterculter, we are delighted to offer for sale this immaculately presented, four bedroom family home proving a rare opportunity to acquire a truly unique family home.

Ideally located within a sizeable and private plot this stunning property offers generously proportioned and versatile living accommodation throughout. Spread over various levels, the property has undergone extensive renovations and has been decorated to the highest of standards. Designed with modern family life at its heart, any discerning buyer has the rare opportunity to move into their new home with the utmost ease.

First impressions upon entering the property are of quality and sophistication, where viewers are greeted with a spacious vestibule boasting four sizeable built-in storage cupboards and feature skylight. Double doors lead to the main hallway which benefits from a cloakroom with useful utility cupboards with room for your laundry appliances.

Up a few stairs and over to the right side of the house is the expansive open plan Lounge / Diner / Kitchen. Sure to be the heart of the home, this spacious room benefits from multiple floor to ceiling windows enjoying gorgeous views over the Deeside Valley and allowing a good ingress of natural light.

The kitchen is fitted with numerous contemporary base and wall units with complimenting worktops and high quality integrated appliances all of which will be included within the sale. There is a sizeable central island unit which houses the hob, further storage units and breakfast bar.



Lounge / Diner / Kitchen



Lounge / Diner / Kitchen



Lounge

A large dining table comfortably fills the space, alongside a further seating area, large walk-in cupboard and a door leading to the lounge. This is the perfect spot to relax or entertain guests.

The beautiful lounge is a spacious room benefiting from a lovely wood burner which enhances the homely and relaxing atmosphere of the room. A fantastic addition is the balcony which enjoys amazing views to the rear of the property.

A second generous public room is located on the left side of the property. Accessed via a short flight of stairs from the main hallway, this impressive space is currently used by the owners as a family/playroom. This extremely spacious room benefits from windows to the front of the property and a wood burner creates a lovely focal point to the room.

A useful home office is also located on this level, which further benefits from access to fantastic eaves storage.



Balcony

Downstairs on the lower level is the sleeping accommodation and family bathroom. Benefiting from a tranquil rear aspect and sure to impress viewers, the principal bedroom is of generous proportion and is awash with natural light from the large rear facing window. Key accents include the multiple built in storage wardrobes and the luxury ensuite comprising double sink vanity, walk in shower and wc.

There are three further double bedrooms, all of which have been freshly decorated and are of generous proportions. Two of these bedrooms further benefit from excellent built-in wardrobes offering fantastic storage.

The lower hallway features a built in cupboard, this houses the boiler and a door leading to additional storage space.

Completing the accommodation is the immaculate family bathroom, comprising a walk-in shower, bath, WC and vanity unit with inset sink.



Family room



Principal bedroom



Bedroom

The expansive garden grounds wrap around the house. To the rear of the home the garden is extremely private and has been laid with lawn complemented by a children's play area laid with bark. This is complimented by a patio area perfect for enjoying summer BBQs and al fresco dining. To the side of the property is a car port which leads through to a further area of lawn, this is the perfect spot for drying laundry.

The property boasts a large driveway suitable for multiple vehicles and a double garage. The garage is fitted with light, power and hot water with a useful sink. A car port offers sheltered parking for vehicles.



Bedroom

Accommodation

Lounge/Diner/Kitchen	19'9" x 38'2"	6.02m x 11.64m
Lounge	19'9" x 16'3"	6.02m x 4.95m
Balcony	6'4" x 16'2"	1.93m x 4.93m
Family room	19'11" x 21'5"	6.07m x 6.53m
Bedroom	10'6" x 12'8"	3.2m x 3.86m
Bedroom	12'3" x 14'1"	3.73m x 4.29m
Bedroom	12'3" x 10'10"	3.73m x 3.3m
Bedroom	19'6" x 13'11"	5.95m x 4.24m
Ensuite	7'9" x 10'5"	2.36m x 3.18m
WC	7'3" x 6'4"	2.21m x 1.93m
Garage	21'3" x 21'4"	6.48m x 6.5m
Car Port	11'6" x 21'4"	3.51m x 6.5m



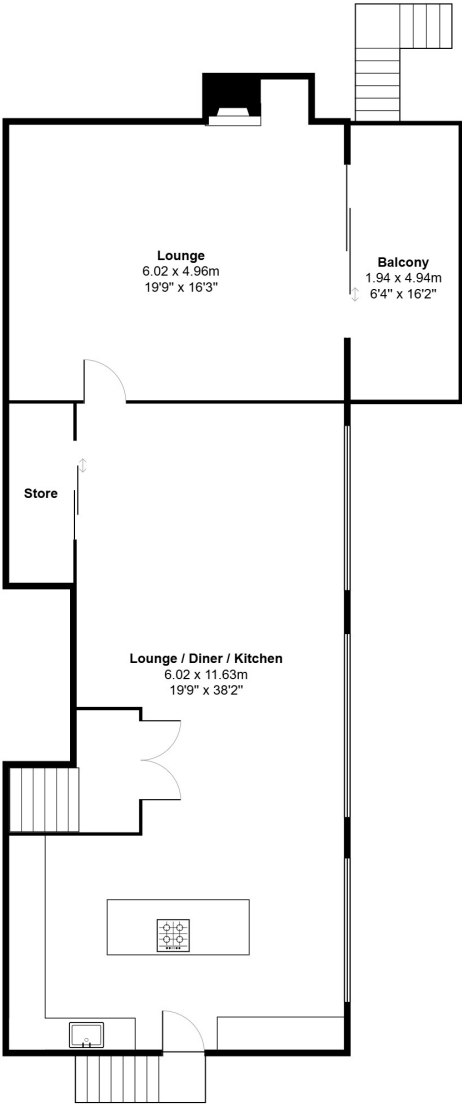
Bedroom



Bathroom

Floorplan

9 St Ronan's Circle





Exterior

Directions

Travelling from the city centre proceed along the North Deeside Road passing through the suburbs of Cults, Bieldside, Milltimber and onto Peterculter. On entering Peterculter turn right at the signpost indicating Coronation Road. Following the road, take the first right onto Crown Crescent, then right onto St Ronans Drive. Take the first left onto St Ronans Circle, with number 9 located on the right.

Location

Peterculter is a popular village which lies within commuting distance of Aberdeen, approximately 8 miles west of the City, with easy access to business locations across the City and suburbs as well as the International Airport at Dyce. Located on the Royal Deeside route, the village features stunning scenery and a range of outdoor leisure pursuits. Schooling is at Peterculter Primary School and secondary education is provided for at nearby Cults Academy for which Peterculter is within the catchment area. Amenities in the area comprise Health & Community facilities, Post Office, Library and a range of shops and restaurants as well as a popular 18 hole golf course.

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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Rear Garden