



27 Baillieswells Crescent, Bieldside, Aberdeen
AB15 9BD

Offers over £399,995

FOUR BEDROOMS, THREE PUBLIC ROOM DETACHED DWELLINGHOUSE

Stronachs

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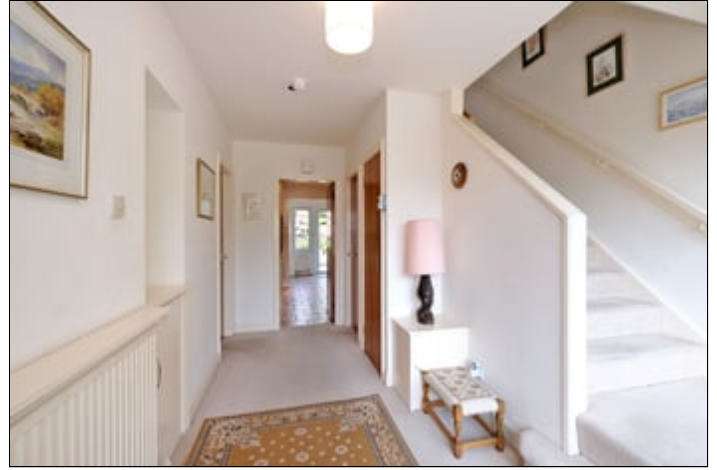
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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this generous FOUR BEDROOM/THREE PUBLIC ROOM DETACHED DWELLINGHOUSE, occupying a sizeable plot within a quiet cul-de-sac, in the much desired area of Bielside. With super gardens and detached double garage, the property benefits from gas central heating and full double glazing. This much loved home has been extended to the rear and side. The accommodation comprises, on the ground floor: Entrance Hall; Cloakroom; Lounge to front; Dining Room; Sunroom; Master Bedroom with En-Suite Shower Room; and Kitchen. On the upper floor there are three Double Bedrooms; and Family Bathroom. A Ramsay ladder leads to two sizeable Attic spaces. A driveway allows off-street parking and leads to detached Double Garage. The gardens are beautifully kept and offer a riot of colour.

Bielside is one of the most exclusive suburbs in Aberdeen located approximately 5 miles from the City Centre, and with an excellent primary school and community centre. Secondary education is provided nearby at the International School and Cults Academy, with additional private schooling within Aberdeen City, and there is a good range of quality shopping at nearby Cults and Peterculter. Other shopping and leisure facilities close by include The David Lloyd fitness centre, Sainsburys and Asda Superstores, all of which are within a short drive away. Peterculter and Deeside golf courses are within minutes walk and the Old Deeside Railway Line, excellent for cycling and walking is also less than 5 minutes away.

ENTRANCE HALL



Welcoming Entrance Hall accessed via glazed door to front with glazed side panels allowing natural light to flood the hall and stairs. Matwell. Ceiling light fitting, central heating radiator, and telephone point. Cloak cupboard.

WC 5' 6" X 5' 2" (1.68M X 1.57M)

Fitted with a two piece suite comprising wash hand basin and toilet pedestal, with ceiling light fitting and central heating radiator. Window to side.

LOUNGE 16' 0" X 13' 0" (4.88M X 3.96M)



Spacious Lounge with picture window to front, and feature slate fireplace. Electric fire. Ceiling light fitting, central heating radiator, television point. Sliding double doors lead to the Dining Room.

DINING ROOM 13' 0" X 10' 0" (3.96M X 3.05M)



With dual access from the Kitchen and the Lounge, this formal Dining Room is on open plan with the Sun Room to rear which floods both rooms with natural light. Ceiling light fitting.

SUNROOM 13' 0" X 9' 9" (3.96M X 2.97M)



A superb addition to this already spacious Home, this bright Sunroom is on open plan with both the Dining Room and the Kitchen, laid with Karndean flooring with inset downlighters and ceiling light fitting. Double doors provide access to the garden. Central heating radiator.

MASTER BEDROOM 13' 6" X 12' 0" (4.11M X 3.66M)



Added at the same time as the Sun Room, this very spacious Master Bedroom has a picture window to the rear overlooking the garden, and En-Suite Shower Room. Accessed from the Dining Room, there is a ceiling light fitting, central heating radiator, television and telephone point.

EN-SUITE SHOWER ROOM 8' 8" X 6' 0" (2.64M X 1.83M)



Fully tiled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and curved wall concealing the walk in shower. Window to front, heated towel rail, and inset downlighters. Underfloor heating.

KITCHEN 16' 7" X 10' 1" (5.05M X 3.07M)



Fitted with a range of wall and base units with complementing work surfaces, and underunit lighting. Inset sink and drainer with mixer tap. The integrated appliances include double oven, gas hob with extractor hood over, dishwasher and fridge/freezer. There is space for washing machine and tumble dryer. Inset downlighters, television point, and central heating radiator. Glazed door providing access to garden.

UPPER FLOOR



Carpeted stairs lead from the Entrance Hall to the upper floor Landing, which has a window to side allowing natural light, and hatch with Ramsay ladder to two Attic Rooms. Airing cupboard and ceiling light fitting.

BATHROOM 8' 0" X 7' 2" (2.44M X 2.18M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Shaver point, extractor fan, ceiling light fitting and central heating radiator. Window to side.

BEDROOM 2 13' 3" X 12' 9" (4.04M X 3.89M)



Large Double Bedroom with window to rear overlooking the garden and grounds beyond, with fitted wardrobes and additional double wardrobe allowing hanging and shelf storage, with sliding doors. Ceiling light fitting and central heating radiator.

BEDROOM 3 13' 4" X 13' 0" (4.06M X 3.96M)



Third Double Bedroom, positioned to the front of the property and again benefitting from built-in double wardrobe allowing hanging and shelf storage, with sliding doors. Built-in dressing table. Ceiling light fitting and central heating radiator.

BEDROOM 4 10' 0" X 10' 0" (3.05M X 3.05M)



With built-in desk and picture window to front, there is a good-sized cupboard offering storage. Ceiling light fitting and central heating radiator.

ATTIC SPACE 1 13' 0" X 11' 2" (3.96M X 3.40M)



Accessed via Ramsay ladder from the upper floor Landing, this room has a velux to the side and ceiling striplight. A door leads to the Eaves which surrounds the Attic Spaces and allows for excellent storage.

ATTIC SPACE 2 11' 2" X 8' 6" (3.40M X 2.59M)



Accessed from Attic Space 1, with ceiling striplight and window to rear. Further access to the Eaves.

DOUBLE GARAGE 20' 0" X 18' 0" (6.10M X 5.49M)



Detached Double Garage with drive to front allowing off-street parking. The Garage has remotely operated up and over door to front, and pedestrian access door to the side. Window to rear. Additional storage within the rafters.

EXTERNAL



The garden to the front of the property is laid to lawn with some colourful bedding plants. A tarred drive leads to the detached Double Garage and allows off-street parking. The garden to the rear is well maintained with areas of lawn, rockery and is a riot of colour in the summer months with its fantastic array of mature plants, shrubs and trees. Outside water tap.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, and the usual fixtures and fittings in the Bathroom, En-Suite and WC. The washing machine and tumble drier, and some other items of furniture, are available separately, if required.

COUNCIL TAX BAND - G

EPC BANDING - D



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