



Glenthorne, 8 Golfview Road, Bieldside, Aberdeen
AB15 9DQ

Offers over £620,000

SUBSTANTIAL FOUR BEDROOM DETACHED GRANITE DWELLINGHOUSE IN A SUPERB POSITION WITHIN BIELDSIDE, WITH OPEN SOUTH FACING VIEWS

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this substantial DETACHED GRANITE DWELLINGHOUSE located in the desirable suburb of Bielside, to the west of Aberdeen City. With south facing views, the property enjoys an elevated position looking towards Deeside Golf Course, and has superb gardens and off street parking for a number of vehicles. Benefiting from gas central heating and double glazing, with security entry system, the property retains many traditional characteristics, including high ceilings, fabulous cornicework, deep skirtings and panelling. Whilst this much loved home would benefit from a degree of modernisation and upgrading, this is the chance to purchase an imposing 'forever' home. Entering from the rear, the accommodation comprises: Rear Entrance Hall with two Stores off; Reception Hall; Larder; Bedroom/Study; Dining Room; original Entrance Porch; Garden Room; Sitting Room; WC; and Kitchen. There are four Bedrooms on the upper floor, one of which has an En-suite, and further Family Bathroom. The gardens are beautifully maintained and filled with a variety of mature shrubs and trees, with a neat hedge allowing privacy. A sweeping drive from the rear allows off-street parking, and there is a Single Garage.

Bielside is a highly desirable suburb located on the direct route to Royal Deeside and has its own range of local shops and amenities. There are excellent primary and secondary schools within the vicinity and it is well placed for the private schools that Aberdeen has to offer. From the property there is access to the former Deeside Railway Line Walkway which provides beautiful walks towards the Duthie Park or to the west to Banchory. The area is well served by public transport facilities making many parts of Aberdeen easily accessible with a good linked road across to Westhill and Kingswells where many of the office and industrial complexes are situated and thereafter across to Dyce and Aberdeen Airport.

REAR HALL

Accessed via upvc door to the rear of the property, there is a skylight , ceiling light, wall mounted coathooks and access to two Stores, one of which has a ceiling light fitting and window to side, the other measuring 12' 7" x 6' 0" (3.84m x 1.83m), with window to rear, ceiling light fitting, and shelving. A door leads to the Reception Hall.

RECEPTION HALL



A light and airy reception area, with carpeted staircase leading to the upper floor accommodation. Windows on the half landing provide natural light. The quality cornicing and plasterwork is immediately evident, complemented by neutral decor and carpeting. Ceiling light fitting, central heating radiator, and telephone point.

LARDER 10' 0" X 3' 0" (3.05M X 0.91M)

Versatile larder with window to rear, ceiling light fitting and ample shelving.

BEDROOM/STUDY 13' 2" X 11' 3" (4.01M X 3.43M)



This generous room has latterly been used as a Home Office, with window to rear providing natural light. Tiled fireplace, with recessed cupboards to either side of the chimney breast. Ceiling light fitting and central heating radiator.

DINING ROOM 13' 5" X 12' 0" (4.09M X 3.66M)



The formal Dining Room has ample space for dining table and chairs, and again has a feature fireplace with two recessed cupboards. A window from the Garden Room provides borrowed light. Ceiling light fitting and central heating radiator.

ENTRANCE VESTIBULE

Accessed via glazed door from the Reception Hall, this original Entrance Vestibule has traditional floor tiling, high ceilings and ceiling light fitting. Solid wooden door leading to the Garden Room.

GARDEN ROOM 20' 8" X 10' 2" (6.30M X 3.10M)



A lovely room to relax in and enjoy the south facing views, with a bank of windows to the front and side door allowing access to the garden. Ceiling light fitting and tiled flooring. Solid wooden door to Entrance Vestibule.

SITTING ROOM 19' 2" X 16' 0" (5.84M X 4.88M)



An inviting room, again enjoying the south facing garden with bay window to front allowing natural light to flood the room. Fireplace with tiled hearth and surround, with recesses to either side of the fireplace. Ceiling light fitting, two central heating radiators, and panelled ceiling.

WC 9' 0" X 5' 3" (2.74M X 1.60M)

Fitted with a white two piece suite comprising wash hand basin and toilet pedestal, with window to side. Ceiling light fitting and wall mounted coat hooks.

KITCHEN 13' 0" X 12' 0" (3.96M X 3.66M)



Fitted with a range of wall and base units with complementing work surfaces, a window to the rear provides light, with inset sink and drainer below. There is integrated oven and hob and space for other appliances. Additional storage space can be found in a cupboard under the staircase. Ceiling light fitting, central heating radiator, and clothes pulley.

UPPER FLOOR



A most attractive staircase leads to the upper floor accommodation, with windows over the half landing providing natural light to both the upper and lower floors. Ceiling light fitting.

BEDROOM 1 16' 0" X 15' 2" (4.88M X 4.62M)



Master Bedroom situated to the front of the property, with large window allowing super south facing views, with iron 'juliette' balcony. Wash hand basin within vanity unit, and wall to wall fitted wardrobes providing excellent storage. Ceiling light fitting, central heating radiator, and telephone point. Door to En-Suite.

EN-SUITE SHOWER ROOM 9' 8" X 6' 7" (2.95M X 2.01M)



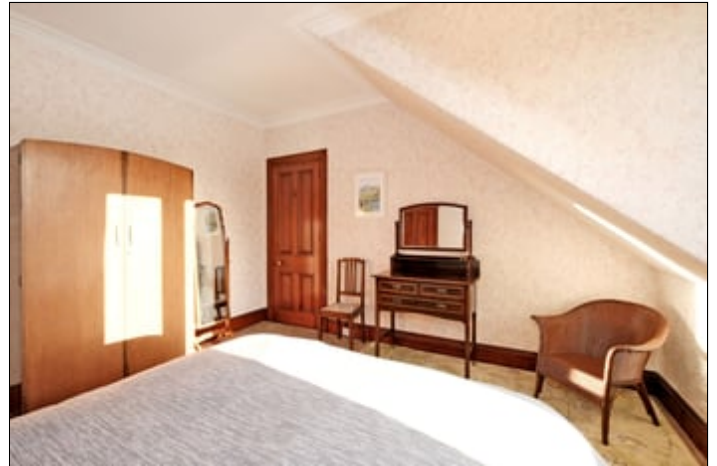
Aqua panelled and fitted with a three piece suite comprising bidet, toilet pedestal, and shower cabinet. Ceiling light fitting and window to front. Ladder style radiator and built-in cupboard.

BEDROOM 2 14' 3" X 12' 0" (4.34M X 3.66M)



Large double Bedroom situated to the rear of the property, with small bay window and wash hand basin in vanity unit. Panelled ceiling. Ceiling and wall lights. Central heating radiator.

BEDROOM 3 13' 2" X 12' 8" (4.01M X 3.86M)



Again enjoying south facing views, with ample space for a range of free standing furniture. Ceiling and wall light fittings and central heating radiator. Recessed cupboard.

BEDROOM 4 13' 3" X 11' 1" (4.04M X 3.38M)



Fourth Bedroom, overlooking the rear garden, with built-in linen cupboard and additional recessed cupboard. Ceiling light fitting and central heating radiator.

BATHROOM 8' 9" X 6' 5" (2.67M X 1.96M)



Fitted with a coloured three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Window to rear allowing natural light. Central heating radiator and heated towel rail. Ceiling light fitting.

BOILER ROOM

Situated next to the rear entrance door, this room houses the central heating boiler and allows space for garden equipment.

EXTERNAL



Glenthorne sits in a substantial site, with beautifully maintained south facing gardens to the front, an expanse of lawn and a multitude of mature plants, shrubs and trees. A slabbed patio area immediately to the front of the property is ideal for enjoying the sunshine and relaxing. Great privacy is gained from the manicured hedge, and a gate leads to the path towards the former Deeside Railway Line walkway. To the rear, a sweeping driveway leads to the entrance door and allows parking for three vehicles, with additional parking available on the side of the street. There is a detached Single Garage. Walking round the gardens, there are two sheds, a greenhouse and outside water tap.

EXTRAS

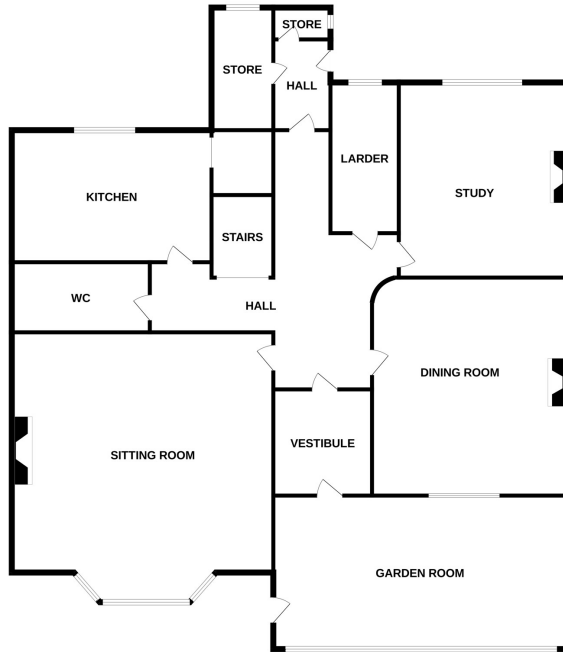


All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Bathroom, WC and En-suite, the sheds and greenhouse in the garden. Some other items of furniture may be included in the sale, if desired.

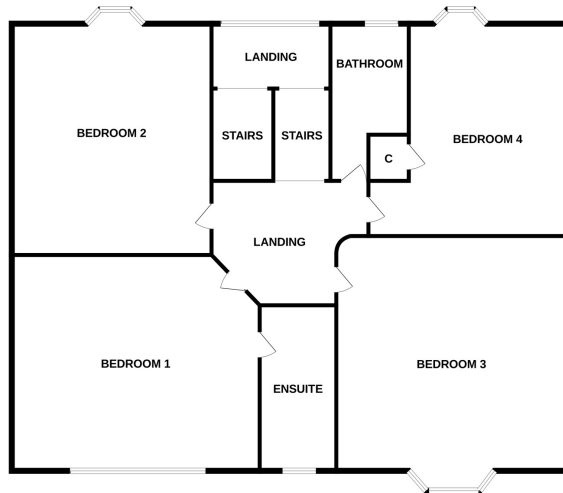
COUNCIL TAX BAND - H

EPC BANDING -

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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