



58 Earlspark Drive, Bieldside AB15 9AH

Offers Over £487,500

STUNNING FIVE BEDROOM DETACHED DWELLINGHOUSE LOCATED IN THE QUIET RESIDENTIAL AREA OF BIELDSIDE.

Stronachs

58 Earlsark Drive, Bielside AB15 9AH

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to present for sale this STUNNING FIVE BEDROOM DETACHED FAMILY HOME, set in a quiet residential street. This spacious property has been maintained to a high standard and has been thoughtfully extended to the rear creating exceptionally spacious rooms bathed in natural light. There is an easily maintained garden to the rear and off street parking including a Double Garage. Beautifully presented throughout, the property benefits from gas central heating and full double glazing. The accommodation comprises on the ground floor: Entrance Hall; Lounge with great extension; Kitchen/Dining Room on open plan, again thoughtfully extended; Utility; Office/Study; and WC. On the upper floor there are five Double Bedrooms, one with an En-Suite; and Family Bathroom.

Earlsark Drive is located within the sought-after suburb of Bielside which is well served with local shops, cafes and restaurants. There are many activity options within easy reach including, gyms, numerous woodland walks for those who enjoy the outdoors and Deeside Golf Club is within walking distance or a short drive. Regular bus routes take you further into Aberdeen City Centre for more amenities to explore or of course further into scenic Royal Deeside. Cults Academy is a well thought of secondary school, with a variety of private schools in Aberdeen.

ENTRANCE HALLWAY



Welcoming and spacious Hallway with wall mounted mirror under the stairs that amplifies the space. There is a cupboard that provides hanging and shelf storage. The beautiful glass panelled stair case is another feature. Access to the Garage is provided. TV point, two ceiling light fittings and central heating radiator.

LOUNGE 22' 1" X 12' 1" (6.73M X 3.68M)



Impressive Lounge with media wall that includes an electric fire which adds to the appeal. Already very spacious and inviting, the Lounge has been extended (11' 8" x 8' 7" (3.56m x 2.62m) approx.) to provide a versatile space for relaxing, gaming etc and has bi-folding doors leading directly to the garden. Three ceiling light fittings and central heating radiator.

LOUNGE IMAGES CONTINUED



KITCHEN/DINING ROOM 25' 5" X 10' 8" (7.75M X 3.25M)



Accessed via partially glazed door, the Kitchen/Dining Room is fitted with a modern quality range of wall and base units with complimenting work surfaces and splashback, the integrated appliances include electric hob with extractor fan over, cooker and fridge freezer. Laser cut sink with boiling water tap. The area provides excellent space for dining as well as cooking and has also been extended (14' 2" x 8' 7" (4.32m x 2.62m) approx.) to provide a relaxing sitting room area which has a small bar area including two wine fridges. There is a direct access to the rear garden via glazed double door. A window to the rear provides natural light along with the bay window from the sitting area. Inset downlighters, Ceiling light, two wall lights and central heating radiator.

KITCHEN/DINING ROOM IMAGES CONTINUED



UTILITY ROOM 8' 0" X 5' 0" (2.44M X 1.52M)



Fitted with wall and base units with laser cut sink. Space for washing machine and tumble dryer. Part glazed door providing access to rear garden.

WC 4' 5" X 4' 1" (1.35M X 1.24M)



Fitted with a two piece suite comprising; wash hand basin and toilet pedestal in vanity. Wall mounted mirror, chrome style ladder towel rail and inset downlighters.

OFFICE/STUDY 11' 0" X 7' 3" (3.35M X 2.21M)



This versatile room is currently being utilised as a toy room but could easily be used as a Study/Office. A window to the front allows natural light. Inset downlighters and central heating radiator.

UPPER HALLWAY



Accessed by the wooden staircase with carpet runner and lighting to the side, the Upper Hallway has two deep cupboards, one which houses the water tank as well as shelf storage and the other has space to add shelving if required. Small window to the side, loft hatch with Ramsay ladder, ceiling light fitting and central heating radiator.

MASTER BEDROOM 15' 4" X 11' 7" (4.67M X 3.53M)



Gorgeous Master Bedroom with an abundance of natural light from the window to the rear overlooking the Garden. This room benefits from two built-in cupboards with excellent hanging and shelf storage, still leaving ample space for free-standing furniture . Central heating radiator and ceiling light. Door to En-Suite.

EN-SUITE 12' 5" X 6' 8" (3.78M X 2.03M)



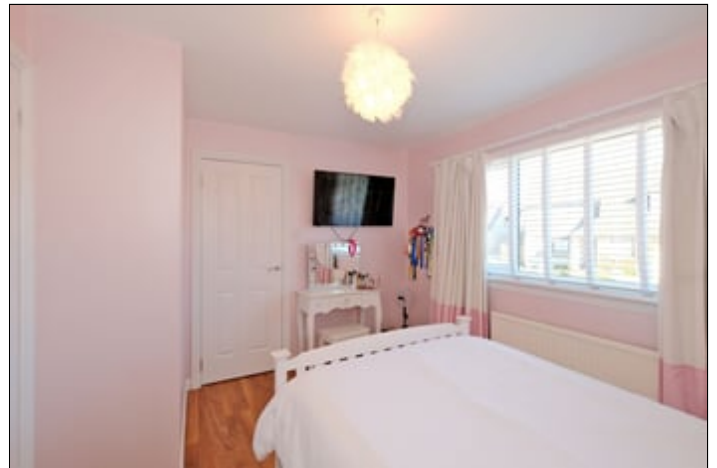
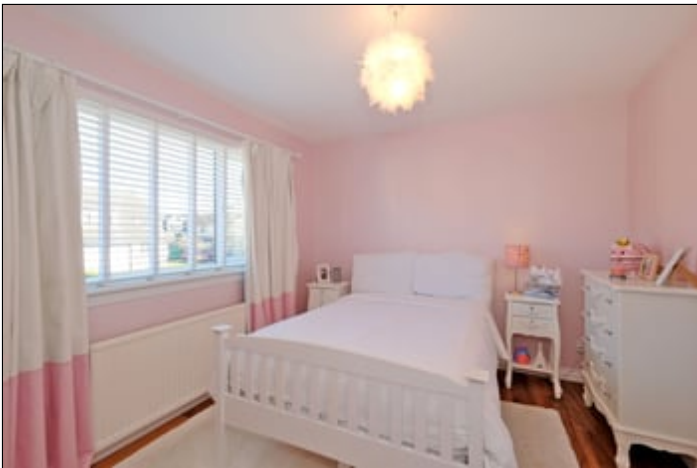
Partially tiled, fitted with a three piece suite comprising 'his and hers' wash hand basins in vanity, walk in shower and toilet pedestal. Window to the front, wall mounted mirror, shaving point, ladder style chrome radiator and inset downlighters.

BEDROOM 2 13' 8" X 11' 9" (4.17M X 3.58M)



Spacious Double Bedroom which has been neutrally decorated and benefits from a double cupboard with shelf and hanging storage, leaving ample space for free-standing furniture. A window to the rear allows natural light. Inset downlighters and central heating radiator.

BEDROOM 3 11' 9" X 9' 8" (3.58M X 2.95M)



Light and airy Double Bedroom, again benefitting from a double cupboard with shelf and hanging storage, leaving ample space for free-standing furniture. Window to the front, ceiling light fitting and central heating radiator.

BEDROOM 4 10' 9" X 7' 9" (3.28M X 2.36M)

Located to the rear of the property this is a further good-sized Double Bedroom. Window to the front allowing light, inset downlighters and central heating radiator.

BEDROOM 5 10' 10" X 7' 5" (3.30M X 2.26M)



Allows space for a single bed with free-standing furniture. A window to the rear overlooking the Garden allows natural light. Ceiling light fitting and central heating radiator.

FAMILY BATHROOM 7' 7" X 9' 8" (2.31M X 2.95M)



Stunning partially tiled Bathroom fitted with a modern four piece suite comprising wash hand basin in vanity, toilet pedestal, walk in shower and stand alone bath. Inset downlighters and ladder style radiator.

GARAGE 16' 9" X 14' 5" (5.11M X 4.39M)

Accessed via the Hallway, this sizeable Double Garage is equipped with power, lighting and shelf storage. Remotely operated up and over door. The central heating boiler is located here.

EXTERNAL



The garden to the front is mainly laid to lawn with with driveway allowing off street parking and leading up to garage. To the rear, the fully enclosed garden is easily maintained, with artificial grass along with two slabbed patio areas providing spaces to enjoy the summer weather at all times of the day. The rear Garden can be accessed via the Utility, Lounge extension and Sitting area making the house great for hosting or children to enjoy the outdoors safely.

EXTRAS

All carpets, blinds and light fittings are included in the sale, along with the integrated appliances. (This does not included washing machine and tumble dryer).

COUNCIL TAX BAND - G

EPC BANDING -



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