



5 Pinecrest Drive, Bieldside, Aberdeen AB15 9FJ

Offers over £525,000

SUPERB FIVE BEDROOM DETACHED FAMILY HOME IN A GENEROUS CORNER PLOT,  
SITUATED IN A PEACEFUL CUL-DE-SAC WITHIN BIELDSIDE

Stronachs



# 5 Pinecrest Drive, Bielside, Aberdeen AB15 9FJ

Offers over £525,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this much loved FIVE BEDROOM, THREE PUBLIC ROOM DETACHED FAMILY HOME, occupying a generous corner plot in a very quiet cul-de-sac. Situated in the desirable suburb of Bielside, this property has been maintained to the highest of standards with stunning and private surround garden grounds. Benefitting from gas central heating and full double glazing, the accommodation comprises: Entrance Vestibule; Reception Hall; superb Lounge; formal Dining Room; Sitting Room; WC; Kitchen; Breakfast Room; Store; Utility Room and Conservatory. On the upper floor there is a generous Master Bedroom with sizeable En-Suite Shower Room; Family Bathroom and four further Bedrooms. Partially floored Loft. Within the beautiful maintained gardens is a large Summer House as well as shed. Detached Double Garage with remotely operated up and over door.

This is an excellent opportunity to purchase a substantial family home in a much sought after location, with extremely private and secure garden grounds, within easy access of both Cults Primary School and Cults Academy. There are a range of private schools within Aberdeen itself which are easily accessible by car. Bielside is one of the most 'exclusive' suburbs in Aberdeen, located approximately 5 miles from the City Centre. With a small selection of independent shops and a pub/restaurant in Bielside, there is a varied range of quality and independent shopping within Cults. Other shopping and leisure facilities in the area include 'The David Lloyd' fitness centre, Boots, Sainsburys and Asda Superstores. Deeside Golf Club is within close proximity, while Peterculter Golf Club is a short drive away. With many forest walks available nearby, the Old Deeside Railway Line is also excellent for cycling and walking. Bielside is well positioned for an easy commute to Westhill, Kingswells and Dyce and is on the main city bus route, while the AWPR is easily accessible for travel North and South of the city.

## ENTRANCE VESTIBULE

Accessed by wooden door to front with glazed side panels, there is a ceiling light fitting and alarm control panel. A Georgian style glazed door leads to the Reception Hall.

## RECEPTION HALL



This spacious and welcoming Reception Hall has two ceiling light fittings, central heating radiator and smoke alarm. Large understairs storage cupboard. Carpeted stairs lead to the upper floor accommodation. Feature porthole window to the front allows natural light to the staircase. Double Georgian style glazed doors lead to the Lounge.

## LOUNGE 24' 0" X 13' 6" (7.32M X 4.11M)



The generous Lounge is bathed in natural light, from the picture window to the front, and the glazed sliding patio doors to the rear. A feature of this room is the fireplace set on polished marble hearth and surround. Wall lights, two central heating radiators and television point.

### DINING ROOM 13' 0" X 12' 2" (3.96M X 3.71M)



Formal Dining Room situated to the rear of the property with window overlooking the garden grounds. Accessed via Georgian style glazed door, there is a ceiling light fitting and central heating radiator, with ample space for large dining table and chairs.

### SITTING ROOM 13' 3" X 9' 5" (4.04M X 2.87M)



Accessed via Georgian style glazed door from the Reception Hall, this welcoming Sitting room is situated to the front of the property, with ceiling light fitting, central heating radiator and television point.

### WC 7' 9" X 5' 10" (2.36M X 1.78M)



Modern WC fitted with a two piece suite comprising wash hand basin in vanity and toilet pedestal. Ceiling light fitting, central heating radiator and extractor fan.

### KITCHEN 12' 2" X 11' 6" (3.71M X 3.51M)



Light and airy Kitchen, fitted with a traditional range of wall and base units with complementing work surfaces and splashback. The integrated appliances include double oven, 5 burner hob and hood and dishwasher. Inset sink below window to rear. Inset downlighters and vertical central heating radiator. Access to Breakfast Room.

### BREAKFAST ROOM 8' 6" X 6' 0" (2.59M X 1.83M)



Accessed from the Kitchen, this lovely space is ideal for informal dining, with double doors leading to the Conservatory to rear, and a further door leading to the Store Room and Utility Room. The versatile space could also be a downstairs home office if preferred. Window to side, ceiling light fitting, central heating radiator and telephone point. Door to Store and Utility.

### STORE 7' 4" X 3' 3" (2.24M X 0.99M)

A side Hall is accessed directly from the Breakfast Room, with part glazed door allowing access to the garden. The store here has been fitted with built-in storage shelving and hanging rails, allowing superb storage of clothing and pantry items. Ceiling light fitting and central heating radiator.

### UTILITY ROOM 8' 6" X 7' 8" (2.59M X 2.34M)



Fitted with base units, with window to front and inset sink below. The washing machine, tumble drier and fridge/freezer are to remain. Ceiling light fitting and central heating radiator. Wall mounted boiler.

### CONSERVATORY 16' 0" X 15' 5" (4.88M X 4.70M)



Accessed from the Breakfast Room, this spacious Conservatory has a bank of surrounding windows and glazed doors accessing the rear garden. Its a lovely warm and bright room, with superb views over the surrounding gardens. Wall lights and two central heating radiators.

### UPPER FLOOR

Carpeted stairs lead from the Reception Hall to the upper floor landing. There is a large airing cupboard, and hatch to part floored Loft space, with Ramsay ladder access. Inset downlighters and central heating radiator.

## MASTER BEDROOM 13' 9" X 13' 4" (4.19M X 4.06M)



Generous Master Bedroom situated to the front of the home, benefitting from a range of fitted wardrobes including dressing table and drawer space. An additional two recessed wardrobes provide excellent hanging and shelf storage. Inset downlighters, central heating radiator and television point. Door to En-Suite Shower Room.

## EN-SUITE SHOWER ROOM 12' 4" X 7' 9" (3.76M X 2.36M)



Generous room fitted with a white three piece suite comprising wash hand basin and toilet pedestal in vanity and corner shower cabinet. Window to rear. Inset downlighters, extractor fan, shaver point and chrome vertical radiator.



## FAMILY BATHROOM 9' 8" X 8' 5" (2.95M X 2.57M)



Partially tiled and fitted with a four piece suite comprising wash hand basin and toilet pedestal in vanity, bath and shower. Window to rear. Vertical ladder style radiator, extractor fan and inset downlighters.

## BEDROOM 2 12' 4" X 8' 0" (3.76M X 2.44M)



Double Bedroom with window overlooking the garden to the rear, benefitting from double wardrobe allowing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

**BEDROOM 3 11' 5" X 9' 3" (3.48M X 2.82M)**



Third Double Bedroom again with a rear facing aspect, benefitting from double built-in wardrobe with hanging and shelf storage. Ceiling light fitting and central heating radiator.

**BEDROOM 4 13' 1" X 11' 3" (3.99M X 3.43M)**



Large Double Bedroom to the front of the property, benefitting from large double built-in wardrobes allowing hanging and shelf storage. Ceiling light fitting, central heating radiator and television point.

## BEDROOM 5/STUDY 9' 5" X 7' 8" (2.87M X 2.34M)



Currently used as a Home Office, with window to front. Ceiling light fitting and central heating radiator.

## EXTERNAL



The property occupies a generous corner plot in a very quiet cul-de-sac. The manicured lawns and flower beds create a riot of colour in the summer months, and the garden is bound by mature trees and hedging creating a fabulous quiet and private garden. The SUMMER HOUSE is included in the sale. There are a number of patio areas from which to enjoy the warmer weather. The garden shed is also to remain.

There is off street parking for four cars, leading to detached Double Garage.

## FURTHER EXTERNAL IMAGES



## DOUBLE GARAGE 19' 0" X 18' 6" (5.79M X 5.64M)



The Double Garage is detached and has a driveway to the front allowing off-street parking. The front door is operated remotely and there is a pedestrian door to the side. Of added appeal is the 'Eurocave' double wine fridge which is to remain.

## **EXTRAS**

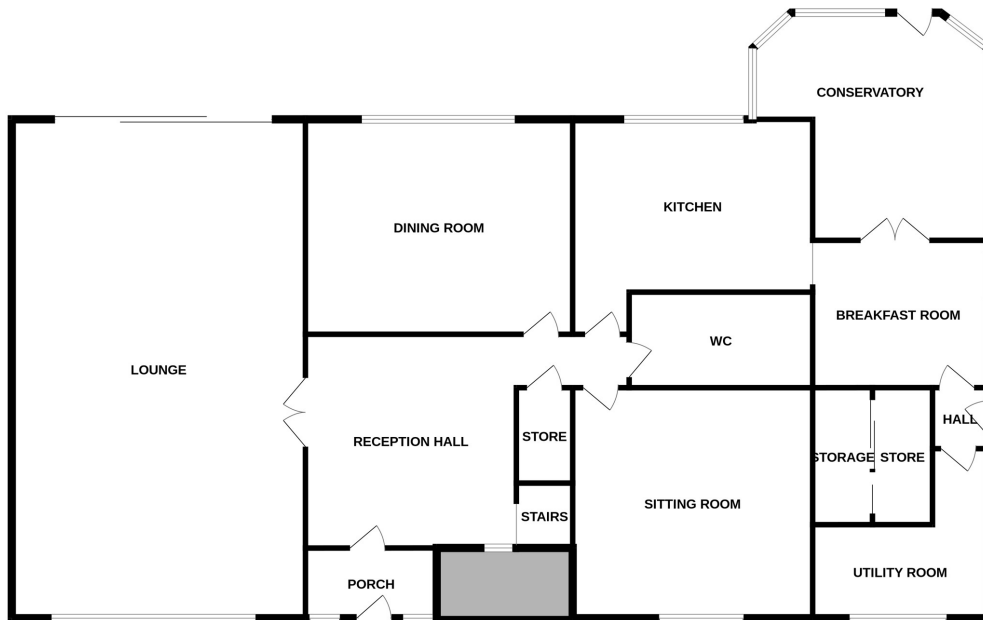
All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom, Shower Room and WC, the integrated appliances in the Kitchen, the washing machine, fridge/freezer and tumble drier in the Utility Room, the 'Eurocave' wine fridge and additional freezer in the Garage, and the shed and Summer House in the garden. Some other items of furniture may be included, if desired.

**COUNCIL TAX BAND - H**

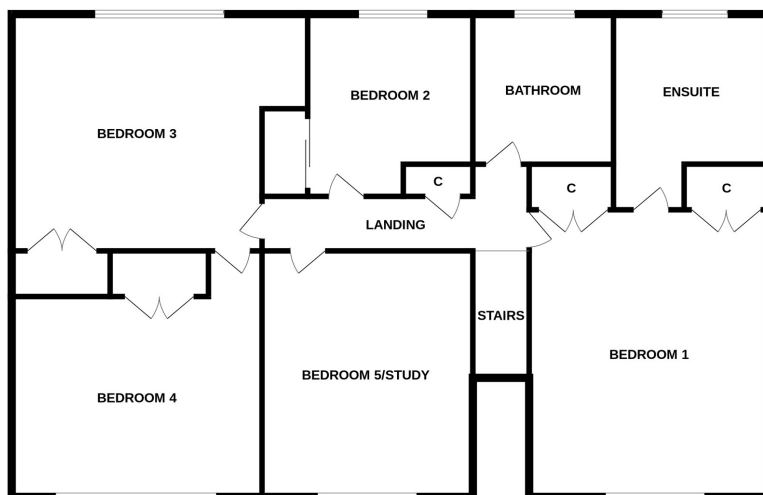
**EPC BANDING - C**



## 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.  
Made with Metropix ©2024



---

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[Info.property@stronachs.com](mailto:Info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

**Stronachs**