



Braeside, Kingswells, Aberdeen AB15 8PN

Offers over £399,500

FOUR/FIVE BEDROOM, TWO/THREE PUBLIC ROOM DETACHED DWELLINGHOUSE, WITH
OFF STREET PARKING AND DETACHED LARGE DOUBLE GARAGE

Stronachs

Braeside, Kingswells, Aberdeen AB15 8PN

Offers over £399,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOM, TWO/THREE PUBLIC ROOM DETACHED FAMILY HOME.

Freshly decorated in light, neutral tones, the property offers spacious family living on two floors, and benefits from oil fired central heating and double glazing. There is off-street parking for a number of vehicles and large detached Double Garage.

The accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; spacious Lounge; Dining Room; Kitchen with Utility Room off; Bedroom with En-suite Shower Room; and two further Bedrooms with 'Jack and Jill' En-suite Shower Room. The Master Bedroom, with En-Suite Bathroom is located on the upper floor, as is a most generous Games Room with Home Office, which would be equally suited as a fabulous fifth Bedroom. Located on the outskirts of Kingswells, the property enjoys a great deal of privacy and sits in an elevated position.

Kingswells is a residential village with an expanding business quarter within easy commuting distance of Aberdeen City Centre and the international airport at Dyce. The village is served by a Park & Ride facility and there is a primary school, nursery, shopping centre, public house with restaurant, community centre and church. Secondary schools are located in Westhill, Bucksburn and Aberdeen. The Prime Four business park has oil related offices and a hotel with leisure facilities.

Directions: Leave Aberdeen along Queens Road and on to the A944 towards Alford. At the Kingswells roundabout, turn right, then sharp right and at the T-junction turn left. Take the next road on the right, which is for access only, and Braeside is on the right hand side. WHAT3WORDS LOOKUP [///crunches.graceful.epidemics](https://www.what3words.com/crunches.graceful.epidemics) (Please ensure you leave from Kingswells, as the route from Lang Stracht has a bus gate).

ENTRANCE VESTIBULE & INNER HALL



Entered via part glazed upvc door with glazed side panel. There is a good sized cloak cupboard which also houses the meters . Ceiling light fitting. A glazed door leads to the welcoming Inner Hall. Laid with quality carpet, there are two ceiling light fittings, central heating radiator and smoke alarm. Carpeted stairs lead to the upper floor, with generous store cupboard below the stairs.

LOUNGE 17' 9" X 14' 0" (5.41M X 4.27M)



Spacious and light Lounge, bathed in natural light from the bay window to the rear, with additional borrowed light via the glazed double doors to the Dining Room. Tastefully decorated, there are two central heating radiators, two wall lights, and television point. Recessed log burner with granite surround. Glazed door to Hall.

DINING ROOM 11' 7" X 11' 4" (3.53M X 3.45M)



Bright and inviting Dining Room, with dual access from both the Dining Kitchen and the Lounge. Laid with laminate flooring, there is ample room for a large dining table and chairs. Glazed double sliding doors lead to the elevated deck and in turn the garden. Ceiling light fitting, two wall lights, and central heating radiator.

DINING KITCHEN 15' 9" X 10' 10" (4.80M X 3.30M)



Spacious Dining Kitchen, fitted with a modern high gloss range of base and wall units (some with display frontage) with complementing work surfaces and tiled splashback. There is excellent storage available, with the integrated appliances including oven, hob and hood, with the dishwasher and fridge/freezer remaining. Two windows to the front flood the room with natural light. Ceiling light fittings and central heating radiator. Inset sink and drainer with mixer tap. Accessed from both the Hall and the Dining Room, with a further door leading to the Utility Room.

UTILITY ROOM 10' 0" X 5' 6" (3.05M X 1.68M)



Fitted with a range of wall and base units, with inset sink and drainer. The washing machine and tumble drier are to remain. Ceiling light fitting and central heating radiator. Door to side leading to the garden, with side window.

CLOAKROOM 7' 4" X 4' 0" (2.24M X 1.22M)



Fitted with a two piece suite comprising wash hand basin and toilet pedestal, with window to front. Inset downlighters and a central heating radiator.

BEDROOM 2 14' 5" X 10' 4" (4.39M X 3.15M)



Generous Double Bedroom with windows to both front and side allowing natural light. Built-in double wardrobe providing excellent hanging and shelf storage. Ceiling light fitting and two central heating radiators. Door to En-suite Shower Room.

EN-SUITE SHOWER ROOM 7' 6" X 7' 0" (2.29M X 2.13M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and walk-in shower. Window to front. Inset downlighters and central heating radiator.

BEDROOM 3 14' 9" X 11' 7" (4.50M X 3.53M)



Third large Double Bedroom with two windows to the rear allowing light and super views, with additional window to side. Double built-in wardrobe providing excellent hanging and shelf storage, with sliding doors. Ceiling light fitting and central heating radiator. Door to shared En-suite Shower Room.

SHARED EN-SUITE 7' 6" X 6' 0" (2.29M X 1.83M)



With shared access from both Bedrooms 3 and 4, the En-Suite is fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. A window to the rear provides natural light. Inset downlighters, central heating radiator and extractor fan.

BEDROOM 4 11' 9" X 11' 3" (3.58M X 3.43M)



Fourth Double Bedroom with twin windows to the rear overlooking the garden, and benefitting from a double built-in wardrobe allowing hanging and shelf storage, with sliding doors. Ceiling light fitting and central heating radiator. Door to shared En-Suite.

UPPER FLOOR

Carpeted stairs from the Hall lead to the upper floor landing and accommodation. There is a large store with shelving and hanging rail. Velux window.

MASTER BEDROOM 14' 6" X 14' 0" (4.42M X 4.27M)



Spacious Master Bedroom with half bay window to the rear providing light and super views. There are low level storage units and two large built-in cupboards flanking the entry to the En-Suite Bathroom. Ceiling light fitting and central heating radiator.

EN-SUITE BATHROOM 11' 4" X 9' 9" (3.45M X 2.97M)



Mostly tiled and fitted with a modern four piece suite comprising wash hand basin in vanity, toilet pedestal, bath and separate shower cabinet. A velux window provides natural light. Shaver point, inset downlighters, extractor fan and central heating radiator.

GAMES ROOM 30' 4" X 14' 5" (9.25M X 4.39M)



This exceptionally generous space is was most recently used as a large Games Room, with office area within a recess which can easily house a large executive desk or similar, ideal for those working from home. Equally suited as a fabulous fifth Bedroom, the room is flooded with natural light from the numerous velux windows and freshly decorated. The snooker table is to remain. Three central heating radiators, eyeball ceiling spotlights.

EXTERNAL



The driveway to the property allows off-street parking for numerous vehicles and leads to the large detached Double Garage, which houses the central heating system. There is a large elevated deck to the rear, ideal for outside entertaining in the summer months, with generous lawn area. There is a paved area to the side with outside water tap.

DOUBLE GARAGE 19' 6" X 18' 9" (5.94M X 5.71M)



Large detached Double Garage with pedestrian access to the side, two garage doors to the front, windows to either side and fantastic storage within the rafters.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen and Utility Room, the usual fixtures and fittings in the Bathroom, Ensuites and Cloakroom, and the snooker table in the Games Room.

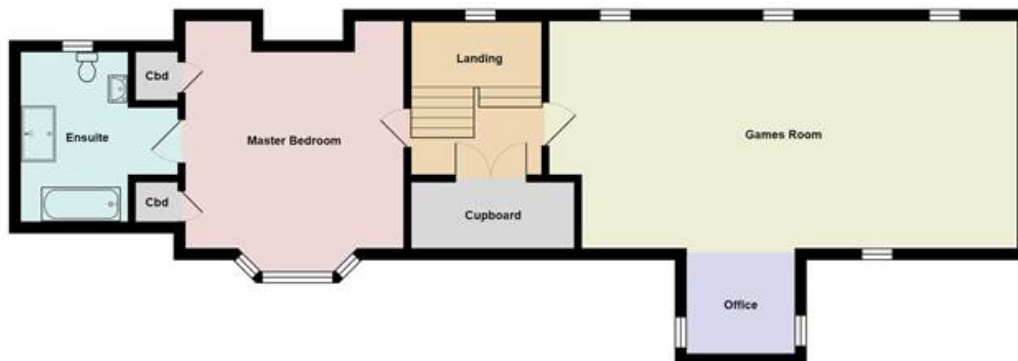
COUNCIL TAX BAND - G

EPC BANDING - D

Braeside



Whilst the floor plan has been prepared with every reasonable care and are believed to be accurate, they are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors or omissions thereof will be accepted.



Whilst the floor plan has been prepared with every reasonable care and are believed to be accurate, they are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors or omissions thereof will be accepted.



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
Web: www.stronachs.com

Stronachs