



Maidenraig Farmhouse, 9 Small Holdings, Aberdeen AB15 8PS

Offers over £525,000

SUPERB SIX BEDROOM DETACHED FARMHOUSE WITH PARKING FOR A NUMBER OF CARS, LOVELY MATURE GARDENS AND PRIVATE ENCLOSED COURTYARD, SURROUNDED BY NATURE AND YET ONLY A SHORT DISTANCE FROM THE CITY, WITH AN OPTION TO BUY ADDITIONAL LAND

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to present for sale this BEAUTIFULLY PRESENTED SIX BEDROOM/THREE PUBLIC ROOM DETACHED FARMHOUSE SPREAD OVER TWO FLOORS. Benefiting from oil-fired central heating and full double glazing, this cherished family residence has been tastefully decorated throughout and provides extensive accommodation, with the potential to create an almost self-contained annexe on one floor, perfect for guests or older children saving for their own home. Retaining numerous original features, the property has been designed to combine the best of contemporary living with a traditional and spacious cozy cottage ambiance. Surrounded by mature trees, with exceptional parking facilities and bordered by Maidencraig Nature Reserve, this represents an ideal opportunity to acquire a quality family home that feels rural, yet is only a 15-minute commute to the city and conveniently accessible to the AWPR.

Finished to the highest standards with quality fixtures and fittings throughout, the accommodation includes, on the ground floor: a light and airy Reception Hall; a stunning Lounge/Dining Room at the front; a versatile Guest Bedroom/Office; a Garden Room with access to the inner Courtyard; a Shower Room; a modern Kitchen with a Dining area adjacent; a Sitting/Family Room at the rear; a superb Master Bedroom featuring a sunken bath; an En-Suite Bathroom; a rear Hall; and a Porch. On the upper wing at the back of the property is a spacious Landing that is set up as a Home Office; a Cloakroom; and two generous Double Bedrooms. Access to the front-facing upper floor is obtained from the Reception Hall. This area could easily serve as an excellent Annexe for visitors or relatives, comprising an open-plan Lounge/Kitchen (currently used as a Bedroom); additional large Double Bedroom; and a Shower Room. These rooms also offer ample storage space.

LOCATION

Externally, a driveway leads to the detached Garage and provides off-street parking for multiple vehicles. Mature trees ensure a significant degree of privacy, and gardens encircle the home, presenting various spots to relax and enjoy the warmer weather.

This is a fantastic opportunity to buy an established and quality home in peaceful surroundings, and yet so close to the City, within the catchment for Hazlehead Academy and within an easy commute of the various private schools in the West End.

What3Words lookup [///atomic.galaxy.fruit](https://www.what3words.com/atomic.galaxy.fruit)

RECEPTION HALL



A covered porch leads to the composite entrance door, which features a porthole and has glazed panels on either side. Upon entry, one immediately senses the abundance of light and space, complemented by high-quality flooring, a side window, and a partially glazed door that grants access to the Courtyard. The ceiling is adorned with a light fixture in a ceiling rose, and there are two central heating radiators along with a smoke alarm. Carpeted stairs ascend to the upper floor, which could serve as a separate Annexe for guests or young adults.

LOUNGE/DINING ROOM 23' 4" X 21' 3" (7.11M X 6.48M)



This exquisite room boasts an abundance of traditional characteristics, such as elevated ceilings, beautiful cornice detailing, and a ceiling rose. A remarkable aspect upon entry is the open archway featuring twin arched glass frames, complemented by elegant cornice surrounds. The high-quality flooring extends from the Reception Hall, while twin windows at the front fill the space with natural light, accentuating the marble fireplace that accommodates an electric log burner, complete with a leaded inset. Tastefully adorned in warm hues, there is plenty of space for both formal dining and relaxation. Additionally, there are two more wall lights, two central heating radiators, and a smoke alarm.

LOUNGE DINING ROOM CONT'D



GUEST BEDROOM/HOME OFFICE 15' 6" X 9' 11" (4.72M X 3.02M)



This adaptable room, presently utilized as a working space, has the potential to serve as a Guest Bedroom or an extra communal space, possibly for gaming. It features double built-in wardrobes that provide both hanging and shelf storage, with laminate flooring throughout. A front-facing window permits natural light to enter, complemented by ceiling spotlights and a central heating radiator.

GARDEN ROOM 15' 4" X 11' 1" (4.67M X 3.38M)



Recently utilized as a Reading Room and adorned to match, this is yet another adaptable space featuring double sliding glazed doors that provide entry to the inner courtyard. It is equipped with a ceiling light fixture and a central heating radiator.

SHOWER ROOM 8' 8" X 3' 10" (2.64M X 1.17M)



Completely tiled and equipped with a contemporary three-piece suite that includes a wash hand basin, a toilet pedestal, and a spacious shower cabinet. It features a chrome ladder-style radiator and a ceiling light fixture. A window at the rear permits the entry of natural light.

KITCHEN/DINING ROOM 19' 11" X 9' 1" (6.07M X 2.77M)



Accessed through a partially glazed door from the Hall, the recently renovated Kitchen features a stylish and contemporary selection of wall and base units, complemented by matching work surfaces and tiled splashbacks. An inset sink and drainer with a mixer tap is positioned beneath the side window. The integrated appliances comprise a double oven, microwave, full-height fridge, full-height freezer, dishwasher, and an induction hob with an extractor system above. Additionally, there are inset downlighters and a slimline vertical radiator. Steps descend to the bright and spacious Dining area, which includes patio doors that open to the garden and two windows overlooking the Courtyard, allowing ample natural light to illuminate this space.

DINING AREA 10' 0" X 8' 9" (3.05M X 2.67M)



The steps from the Kitchen descend into the spacious and well-lit Dining area, which features an open-plan design. This area is enhanced by patio doors that open to the garden and two windows overlooking the Courtyard, allowing an abundance of natural light to illuminate the space. There is plenty of room available for a dining table and chairs.

SITTING/FAMILY ROOM 18' 7" X 11' 8" (5.66M X 3.56M)



Located at the back of the property, this warm and welcoming room features windows on both the rear and side, along with a wall-mounted television. It is equipped with inset ceiling downlighters and a central heating radiator.

MASTER BEDROOM 19' 10" X 18' 5" (6.05M X 5.61M)



Accessed from the Sitting/Family Room, this most spacious Master Bedroom is a delight, tastefully decorated and offering excellent space for free standing furniture, with concealed 'his and hers' storage to the rear. A superb feature is the built-in Jacuzzi bath . Two windows allow light from the courtyard and a further window to the rear looks over the garden grounds. Inset downlighters and central heating radiator. Door to En-Suite.

EN-SUITE BATHROOM 10' 1" X 6' 7" (3.07M X 2.01M)



Contemporary and elegant En-Suite Bathroom, completely aqua panelled and equipped with a three-piece suite that includes a wash hand basin, toilet pedestal, and a bath with an overhead shower and a glazed shower screen. It features a chrome ladder-style radiator and recessed downlighters.

REAR HALL AND PORCH



A door from the Sitting Room opens into the rear Hall, providing access to the back and a sheltered Porch area, which features a tiled floor and glazed sides, leading out to the garden grounds. There is a large Laundry Room within the hall housing the washing machine, equipped with a ceiling light fitting. Carpeted stairs ascend

to the rear upper wing.

UPPER FLOOR FROM MAIN HALL

Upon entering the Reception Hall, carpeted stairs ascend to the upper front wing of the residence. This area could effortlessly transform into a Guest Annexe for guests or for a young adult. Display shelving, positioned as one approaches the landing area, enhanced by LED side lighting, contributes to the overall ambiance. A Velux window allows for the influx of natural light.

BEDROOM 2 22' 7" X 13' 0" (6.88M X 3.96M)



Currently utilized as a generously sized Bedroom, this spacious and well-lit room would serve perfectly as an open plan Lounge/Kitchen, given that modern Kitchen units are already installed, featuring an inset sink and drainer along with an integrated halogen hob. Additionally, there is ample space for a fridge/freezer. Two velux windows at the front, accompanied by storage beneath, fill the room with natural light and accentuate the contemporary recessed display shelving. The room also includes two large built-in wardrobes that provide excellent hanging and shelf storage, complete with bifold doors, as well as extra recessed storage on either side. Furthermore, there are ceiling spotlights, a television point, and a central heating radiator.

SHOWER ROOM 6' 1" X 5' 6" (1.85M X 1.68M)



The area features partially aqua panelling and is equipped with a three-piece suite that includes a wash hand basin set in a vanity, a toilet pedestal, and a walk-in shower. Additionally, it is fitted with inset downlighters, an extractor fan, and a chrome ladder-style radiator.

BEDROOM 3 16' 0" X 13' 0" (4.88M X 3.96M)



Another exceptionally generous Bedroom, once more featuring two built-in wardrobes equipped with bifold doors that provide both hanging and shelf storage, along with two shelved recesses on either side. Two Velux windows at the front permit natural light to enter, complemented by built-in storage beneath. Additional recessed display shelving is also present. A ceiling light fitting and a central heating radiator are included.

UPPER WING TO REAR



Carpeted stairs from the rear hall ascend to the upper floor landing. This spacious area is presently utilized as a home office, featuring two velux windows at the front and an additional window at the rear. Below the desk area, there are three substantial built-in cupboards. The room is equipped with a ceiling light fixture, a smoke alarm, and a central heating radiator.

BEDROOM 4 13' 0" X 12' 3" (3.96M X 3.73M)



Double Bedroom featuring a half bay window that provides a view of the garden at the back, decorated in neutral tones and equipped with recessed downlighters and a central heating radiator.

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

Equipped with a two-piece suite that includes a wash hand basin and a toilet pedestal. Inset downlighters and a small cupboard are also present.

BEDROOM 5 13' 0" X 12' 4" (3.96M X 3.76M)



Once more adorned in neutral shades, this expansive Double Bedroom features a half bay window with shelving underneath, providing a view of the garden. It is equipped with inset downlighters and a central heating radiator.

DETACHED GARAGE



Sizeable detached Garage benefiting from power and light, with up and over door to the front.

EXTERNAL



A shared driveway provides access to the main drive of the residence, facilitating off-street parking for several vehicles and leading to the detached garage. Steps, bordered by planted rockery, descend to the surrounding gardens, which feature mature trees along most of the perimeter. The rear garden consists of a combination of gravel and lawn, enclosed by fencing, with additional lower-level grounds situated at the back. Furthermore, there is a substantial garden on the side, also laid to lawn, perfect for enjoying the warmer seasons. A paved area is well-suited for outdoor dining or as a drying space. There may be an opportunity to acquire an adjacent plot next to the property, upon inquiry. Outline Planning was in place previously for a four bedroom detached dwellinghouse on this site, which has now lapsed.

The property is partially bordered by Maidencraig Nature Reserve, a delightful area of wetland and woodland, flourishing with local wildlife.

COURTYARD



The spacious courtyard can be accessed from both the interior of the home and the garden area. It is paved with slabs and features outdoor lighting. This is an excellent and secluded space for relaxation and entertainment, complete with an outdoor 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, En-suite and Shower Rooms.

COUNCIL TAX BAND - G

EPC BANDING -



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