



8a The Cedars, Hillhead Road, Bieldside, Aberdeen AB15 9EJ

Offers over £975,000

STUNNING FIVE BEDROOMED DETACHED DWELLINGHOUSE WITHIN BEAUTIFUL EXTENSIVE GROUNDS, WITH GATED DRIVEWAY ACCESS IN THE MUCH SOUGHT AFTER HILLHEAD ROAD IN BIELDSIDE.

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are thrilled to present this extraordinary FIVE BEDROOM DETACHED HOME, recently completed to the highest standards. Nestled within beautifully maintained grounds and accessed via a private gated driveway, this stunning home offers a perfect blend of elegance and comfort. Carefully designed to make the most of natural light, the spacious and airy interior features excellent storage solutions throughout. Conveniently set back from the main road, The Cedars serves as a peaceful retreat while still being just a short commute to Aberdeen, right at the gateway to Royal Deeside. The ground floor boasts underfloor heating throughout, gas central heating, full double glazing, and a comprehensive alarm system. You'll find a welcoming Reception Hall, a generous Sitting Room at the rear, and an expansive Kitchen/Dining area that flows effortlessly. The Sunroom, complete with a surrounding sun terrace, invites you to relax and soak in the sunlight. Additionally, there's a handy Utility room and a Guest Bedroom Suite with a Double Bedroom, Dressing room, and Shower room.

As you ascend the staircase, you'll discover a cosy seating area on the landing, leading to the impressive Master Bedroom with its own Dressing room and En-suite Shower Room. Three more Bedrooms offer ample space for family or guests, with one also featuring an En-suite Shower room. Completing this remarkable home is an integral Double Garage with remotely operated doors. The long private driveway leads to the property and the parking area for multiple vehicles. The exquisite gardens are perfect for enjoying the warmer seasons, featuring several tranquil spots to unwind, a children's play area, and a substantial storage shed equipped with power and light. Don't miss this exceptional opportunity to acquire a stunning modern home in a highly sought-after area.

BIELDSIDE

Bielside is a prestigious residential suburb, lying approximately 5 miles west of Aberdeen and within easy commuting distance of the city, the airport and the business locations around the city and its suburbs. There are local shops and a pub/restaurant, a regular bus service to the city centre and to Deeside and additional amenities available in Cults, Milltimber and Peterculter.

The property sits within the catchment area for the excellent Cults Primary and Cults Academy schools. The old Deeside railway line is accessed from Golf Road and provides beautiful walks and cycle tracks towards Duthie Park and west towards Deeside. The Aberdeen Western Peripheral Route (AWPR) is under 2 miles from the property, expediting travel north and south of the city.

RECEPTION HALL



This inviting Reception Hall is accessed through the front door, which features glazed side panels and elevated fanlights above. An extra high-level Velux window illuminates the space with natural light. Elegantly decorated, the hall includes inset downlighters, a central heating radiator, and a ceiling chandelier. At the far end of the Reception Hall, a floor-to-ceiling window again allows for natural light, with steps leading down to a storage cupboard that contains the meters, surround sound system, and wall-mounted coat hooks.

KITCHEN/DINING ROOM 35' 0" X 15' 4" (10.67M X 4.67M)



The Reception Hall features glazed sliding doors that lead to the spacious open plan Kitchen/Dining Room, which then connects to the Sunroom. This area is also filled with natural light and adorned in soft neutral shades. The Kitchen is equipped with recessed downlighters and boasts a contemporary collection of high gloss wall and base cabinets, complemented by matching work surfaces. It includes under-counter and kickboard lighting, along with a generous Kitchen Island that facilitates informal dining, complete with two ceiling light fixtures and an extractor system above. The integrated appliances comprise a double oven, an induction hob located in the Island, a wine fridge, a dishwasher, and a full-height refrigerator.

KITCHEN/DINING ROOM CONTINUED



The Dining Area is spacious, providing sufficient space for a large dining table and chairs, making it perfect for hosting and formal meals. Large picture windows at the back permit an abundance of natural light to illuminate the room. The entire area is enhanced by underfloor heating, featuring tiled floors and recessed downlights. A television point is available. Sliding glass doors open into the Sun Room.

SUN ROOM 14' 8" X 14' 2" (4.47M X 4.32M)



This charming and well-lit Sun Room features not only elevated ceilings equipped with inset Velux windows (complete with remote-controlled blinds), but also a series of floor-to-ceiling windows and sliding patio doors that create the impression of an extension to the garden. Additionally, there is a beautifully decked Sun Terrace, perfect for entertaining and relishing the pleasant weather while enjoying the seclusion of the garden grounds.

SUN ROOM EXTERNAL



UTILITY ROOM



Accessible from the Sun Room and subsequently leading to the spacious Double Garage, the Utility Room is equipped with contemporary wall and base units, an inset sink and drainer, as well as a sheila maid. The tumble dryer will remain, the washing machine is not included. Inset downlighters are also

present.

SITTING ROOM 18' 9" X 16' 3" (5.71M X 4.95M)



This luxurious Sitting Room features a row of picture windows at the back and an additional window on the side, which not only lets in an abundance of natural light but also offers delightful views of the garden grounds. Elegantly adorned, a wood burner is positioned in a marble recess complete with a decorative overmantle. A glazed door provides entry from the Reception Hall. The room is equipped with inset downlighters that have dimmer control, a central heating radiator, surround sound, and a television point.

GUEST BEDROOM 18' 7" X 13' 3" (5.66M X 4.04M)



This Guest Bedroom, conveniently situated on the ground floor, features a spacious walk-in Dressing Room and En-Suite, effectively creating a nearly self-sufficient area for guests and/or elderly family members. Natural light floods in through windows located at the front and side, complemented by an archway that leads to the ample Dressing Room/Walk-in Wardrobe, which measures 9' 5" x 8' 0" (2.87m x 2.44m). This space is equipped with extensive hanging and shelf storage, a side window, and inset downlighters. Additionally, there is underfloor heating along with a supplementary central heating radiator and inset downlighters. A door provides access to the En-Suite Shower Room.

EN-SUITE 9' 9" X 5' 9" (2.97M X 1.75M)



This expansive En-Suite is partially tiled with tiled flooring and is equipped with a three-piece suite that includes a wash hand basin set in a large vanity, a toilet pedestal, and a walk-in glazed shower. It also includes a ladder-style chrome radiator, inset downlighters, additional wall lights, and an extractor fan. A door leads to a

small internal hallway that has wall-mounted coat hooks.

UPPER FLOOR



A carpeted staircase from the Reception Hall ascends to the expansive upper floor landing, which features a charming informal seating and reading area, illuminated by large Velux window that fills the space with natural light. A linen storage area accommodates the central heating system. There are two central heating radiators and recessed downlighters. A hatch with a Ramsay ladder provides access to the predominantly floored loft area.

MASTER BEDROOM 13' 5" X 13' 0" (4.09M X 3.96M)



The remarkably large Master Bedroom features picture windows that provide ample light and views of the garden grounds. Adorned in neutral shades with matching carpeting, it includes inset downlights and two double wardrobes that offer outstanding hanging and shelf storage. An open archway connects to the spacious Dressing Room, which subsequently leads to the En-Suite Bathroom.

DRESSING ROOM 12' 7" X 7' 7" (3.84M X 2.31M)



Adjacent to the Master Bedroom, there exists a spacious array of both hanging and shelf storage, complemented by a Velux window on the side. Inset downlights are present. A door leads to the En-Suite Bathroom.

EN-SUITE SHOWER ROOM 14' 3" X 11' 6" (4.34M X 3.51M)



Predominantly tiled and equipped with a four-piece suite that includes Jack and Jill wash hand basins within a vanity unit, a toilet pedestal, a bidet, and a walk-in shower area. There is sufficient space for a bath if a buyer desires it. Windows at the front allow for natural light. This room also features underfloor heating and surround sound, along with an additional chrome ladder-style radiator. Inset downlighters, a shaver point, and an extractor fan are also included.

BEDROOM 2 16' 6" X 16' 2" (5.03M X 4.93M)



Another charming, well-lit, and roomy Double Bedroom, featuring windows at the front and offering sufficient space for various free-standing furniture. Additionally, it benefits from twin double wardrobes that provide outstanding hanging and shelf storage. The room is equipped with inset downlighters and a central heating radiator.

BEDROOM 3 13' 7" X 11' 6" (4.14M X 3.51M)



Located at the front of the property, this third Double Bedroom features a spacious storage cupboard equipped with a hanging rail and shelf. It also includes inset downlighters and a central heating radiator.

FAMILY BATHROOM 12' 2" X 8' 2" (3.71M X 2.49M)



Exceptional Family Bathroom, featuring a side window. Equipped with a four-piece suite that includes a toilet pedestal, a sink integrated into a vanity unit with an LED mirror above, a freestanding bath, and a spacious shower area. This room is partially tiled and boasts underfloor heating along with a ladder-style chrome radiator. It also includes inset downlighters and a shaver point.

BEDROOM 4 13' 3" X 10' 3" (4.04M X 3.12M)



This fourth Double Bedroom offers charming views of the garden grounds to the rear. It features inset downlighters, a central heating radiator, and a double built-in wardrobe that provides both hanging and shelf storage. There is also a door leading to the En-Suite Shower Room.

EN-SUITE SHOWER ROOM 10' 7" X 5' 5" (3.23M X 1.65M)



This shower room, which features a window to the rear, is partially tiled and equipped with a three-piece suite that includes a vanity wash hand basin, a toilet pedestal, and a shower cabinet. It also has inset downlights and a chrome ladder-style radiator.

DOUBLE GARAGE 21' 2" X 19' 2" (6.45M X 5.84M)

This spacious Double Garage offers sufficient space for two sizable family vehicles, along with a variety of other items that individuals may need to store! Additionally, it is equipped with power and lighting, and the wall-mounted boiler is located within the garage, as is a full height freezer. The two front roller doors are operated remotely. Access to the Utility Room is also available.

STORE 19' 6" X 9' 2" (5.94M X 2.79M)

Nestled within the grounds, this exceptionally spacious store is perfect for garden tools and additional storage, featuring double doors at the front and a window on the side. The store is equipped with power and lighting and includes a sizable slabbed patio area at the front.

EXTERNAL



The property is approached via a long, gated driveway that leads up to the expansive garden grounds, which are meticulously maintained and primarily consist of lawn. These grounds are bordered by mature trees and shrubs, complemented by a well-stocked rockery area filled with flowering plants that create a vibrant display of color during the summer months. This serene environment serves as the perfect location to relax and unwind, featuring various seating areas that allow enjoyment of the warm weather throughout the day. Additionally, there is a large children's play area covered with bark. Given the size of the grounds, there is also sufficient space for a summer house or even a swimming pool, should that be the preference, pending the acquisition of any necessary Planning Permissions from the local authority. Furthermore, there is a storage area that contains a generator, which may be available for purchase through separate negotiation.

EXTERNAL CONTINUED



EXTRAS

All carpets, most curtains, blinds, and light fixtures, as well as all integrated appliances in the Kitchen, the tumble drier in the Utility Room, the standard fixtures and fittings in the Bathroom and En-suites, and the rotary clothes dryer are to be retained. Please be advised that the ride-on mower found in the garden store and one of the freezers in the Garage, all outdoor furniture and potted plants are being removed by the sellers and are not included in the sale.

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.
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