



9 Pinecrest Gardens

Bieldside, Aberdeen AB15 9FL



mackinnons
solicitors



A hardwood entrance door with glazed frosted panels to either side leads into the reception hall. Fitted with laminate wood effect flooring and security entry panel, the staircase leads up to the first floor. A walk in cupboard provides ample storage facilities, while the WC cloakroom includes a white two piece suite.

From the reception hall, a 15 pane Georgian style door opens into the spacious and bright lounge. Of neutral decoration and carpeting, a large window overlooks the front garden and provides lots of natural light. Central to the room is the attractive granite fireplace.

Lying partially on open plan to the lounge is the attractive sun lounge which provides access and views to the rear garden. Fitted with Amtico flooring, the striking ceiling is entirely pine clad with exposed beams and spotlighting. Within the sun lounge a door leads into the versatile study.

Returning to the lounge, twin 15 pane Georgian style doors lead into the formal dining room, which lies in close proximity to the dining kitchen. Fitted with a good range of white shaker style base and wall units, a U-shaped work surface incorporates a composite 1.5 sink with drainer and a four ring gas hob with extractor fan above. The appliances will remain.

The well appointed utility room is plumbed for white appliances, while there is a range of base, wall and display cabinetry. A laminate work surface incorporates a stainless steel sink with drainer, while a door leads outside to a paved pathway.

We are delighted to bring to the market this spacious **four bedroom detached dwelling house** with integral double garage, located in a vibrant family neighbourhood in the sought after residential suburb of Bielside.

Providing versatile living accommodation across two floors, the mostly neutral decoration ensures that the property is ready to move into with a minimum of fuss, while the striking sun room provides ease of access to the well established rear garden.





Ascending the carpeted staircase to the bright first floor landing, a ceiling hatch leads to the attic above.

The split level principal bedroom suite is of neutral decoration and carpeting. Benefitting from a range of fitted wardrobes with sliding mirrored panel doors, the bedroom also boasts a contemporary and fully tiled en-suite shower room.

Double bedrooms two and three enjoy elevated views over the rear garden. Of generous proportions, both benefit from fitted wardrobes. Bedroom four overlooks the property frontage and has been fitted with a range of wall mounted storage facilities.

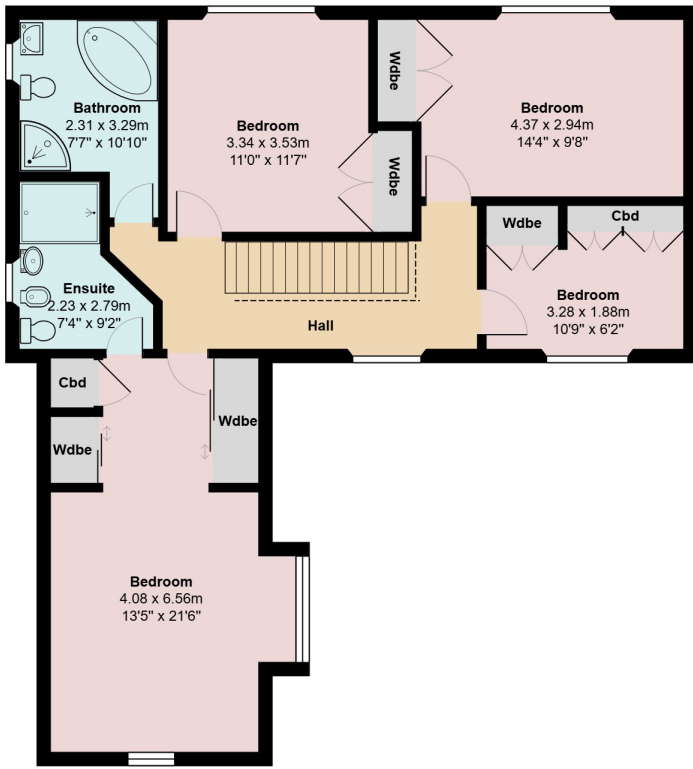
The family bathroom includes a white three piece suite and a corner shower enclosure.



Bordered by mature hedging, the front garden features an established border to the side of the extensive driveway, while the remainder of the front garden is laid to lawn with a selection of mature trees. The tarmac driveway leads to the integral double garage, which is fitted with an “up and over” door, and also includes a range of shelving, a workbench and the central heating boiler.

The fully enclosed rear garden is mostly laid to lawn, with raised borders stocked with an array of small trees, shrubs and seasonal plants. A paved pathway leads to the sun lounge, while there is also a rotary clothes dryer and timber shed.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Four Bedrooms
- Four Public Rooms
- Double Integral Garage
- Off Street Parking
- Sought After Suburb



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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