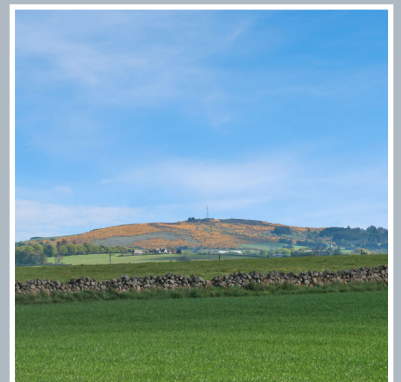




3 Meikle Eddieston Steading

Peterculter, Aberdeen AB14 0PQ



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The entrance door leads into the bright entrance vestibule. Accessible from the vestibule is the WC cloakroom, which is inclusive of a white two piece suite.

The striking split level lounge enjoys views of both the neighbouring fields and garden. Featuring a high ceiling and fitted with engineered oak flooring throughout, a wood burning stove creates an inviting ambience. A solid wood staircase leads up to the galleried family room above, while a further split level stair leads along a carpeted hallway.

French doors from the lounge lead into the spacious sun room, which is currently utilised as a formal family dining area. The sun room lies on a gentle split level to the well appointed kitchen, which features attractive shaker style base, wall and drawer units, granite work surfaces and a range of integrated appliances. A solid oak door from the kitchen leads into the utility room, where there is also a shelved walk-in pantry and integral access to the double garage.

Returning to the lounge, a split level stair leads down along a carpeted hallway. Double bedroom two includes a double fitted wardrobe and en-suite shower room. Double bedrooms three and four overlook the rear garden and include fitted wardrobes. In close proximity to the bedrooms is the family bathroom, which is inclusive of a white three piece suite and a corner shower enclosure housing a mains shower appliance.

We are delighted to offer for sale this exceptionally spacious six bedroom semi-detached converted steading with integral double garage. Enjoying a peaceful, elevated countryside setting, the property lies on the outskirts of the thriving suburb of Peterculter.

Converted during 2009, this stunning family home provides versatile living accommodation across two floors, at the heart of which lies a striking open lounge with galleried family room above. Of tasteful, contemporary decoration throughout, the property also benefits from oil fired underfloor heating, internal oak facings and a south facing fully enclosed garden.





Ascending the staircase from the lounge, there is the galleried family room which enjoys open views across the lounge below. A solid oak door from the family room leads into the elegant principal bedroom suite. Fully carpeted with a series of windows providing views across to the fields and countryside beyond, the principal bedroom boasts four double fitted wardrobes and a spacious en-suite bathroom inclusive of a white four piece suite and shower enclosure.

A carpeted staircase from the kitchen leads up to the east wing landing, where a fitted cupboard houses the central heating boiler. Double bedroom five is a light and spacious room, ideal for guest accommodation.

Completing the living accommodation is double bedroom six, which is currently utilised as a home gymnasium. Of neutral decoration to complement the laminate wood effect flooring, bedroom six also includes a skylight and access to an attic storage space.



Situated amidst rolling fields and countryside, the steading is accessible via a private track from the access road. An extensive lock block driveway provides ample parking facilities, in addition to access to the integral double garage which is fitted with two doors. An additional parking area is available to the far side of the property, with gated access to the garden.

The fully enclosed south facing garden is mostly laid to lawn, with a selection of mature trees and seasonal planting. A raised terrace is ideal for "al fresco" dining during the warmer weather. A timber shed houses the volume tank for the mains water supply.



- Oil Central Heating
- Double Glazing
- Private Drainage and Mains Water
- Six Bedrooms

- Three Public Rooms
- Principal Bedroom with En-Suite Bathroom
- Fully Enclosed Garden
- Double Garage

Terms

Council Tax
Band G

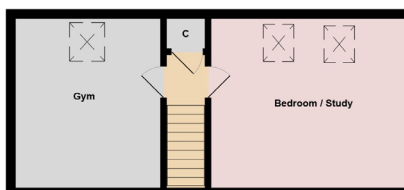
EPC
Band C

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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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