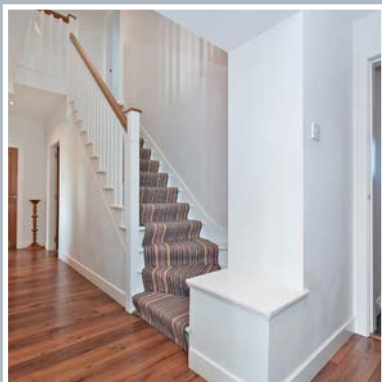




East Court

47 North Deeside Road, Peterculter, Aberdeen AB14 0QL



mackinnons
solicitors



Entered via a hardwood door with decorative glazed panel leads to a bright vestibule, fifteen pane door to the welcoming reception hall.

Boasting a superb open plan layout on split level, the well appointed kitchen/dining area is fitted with a wide range of quality wall and base units in a contemporary shaker style. The integrated Neff appliances will be included in the sale. A central island houses additional storage and induction hob with extractor canopy overhead. The exceptionally light and airy dining area features a full height picture window overlooking the mature gardens and superb south facing views. Double French doors lead to the large paved terrace. A particular feature of this room is the attractive gas stove.

An arch from the kitchen/dining area leads to the spacious family room with bay window overlooking the terrace and garden grounds beyond. This room enjoys superb south facing views of the surrounding Dee Valley.

A spacious lounge is situated to the rear with a large bay window enjoying a south facing aspect with views over the well maintained garden and countryside beyond. A particular focal point is the ornate wooden fire surround with cast iron inset housing an open fire set on a slate hearth.

A good sized laundry room is fitted with additional wall and base units. Free-standing appliances will be included in the sale. Wall mounted central heating boiler. Window to the front and hardwood door to side courtyard area.

Located within the popular village of Peterculter, we offer for sale this deceptively spacious home which has been extended and upgraded by the current owners to a high standard to form light and airy accommodation throughout.

The generous main house boasts two public rooms, an open plan kitchen/dining area and four bedrooms. The property is further enhanced by a self-contained one bedroom annexe, providing guest accommodation or business opportunity.

The property sits within approximately 0.30 acre of mature landscaped gardens with stunning open views of the Dee valley. Viewing of this attractive family home is highly recommended to fully appreciate the location and accommodation on offer.





Completing the ground floor, a centrally set cloakroom is fitted with a white two piece suite.

On the upper floor, there are three well proportioned double bedrooms. The main bedroom boasts a south facing balcony with panoramic views, double fitted wardrobe and a well appointed en-suite bathroom.

A good sized study area gives access to a further bright double bedroom with extensive fitted wardrobes and an en-suite shower room.

A well appointed family bathroom is fitted with a white three piece suite comprising WC, suspended wash hand basin and bath with splashback tiling.

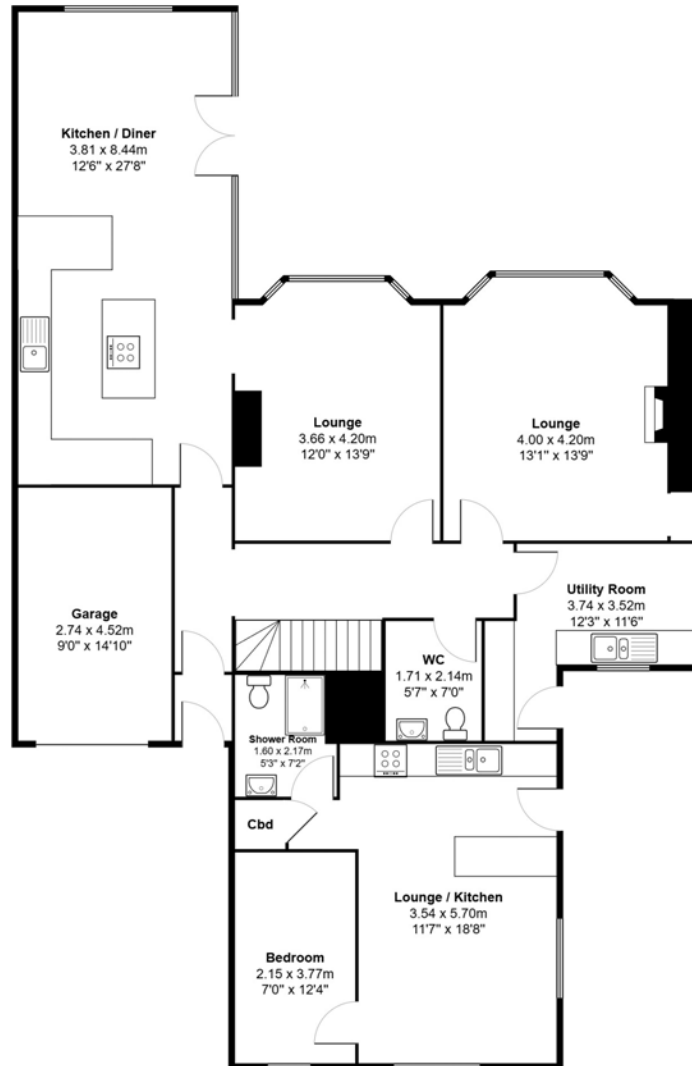
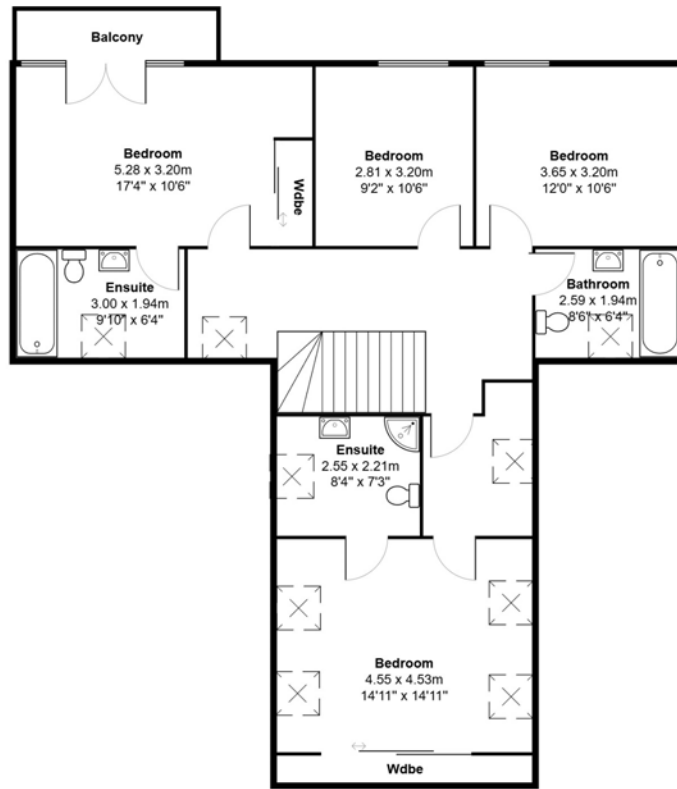


The property is further enhanced by a versatile self-contained annexe which offers superb additional guest accommodation or business potential. Accommodation comprises open plan lounge/kitchen/dining area. Spacious double bedroom and good sized shower room. The annexe is served by its own central heating boiler; the electricity supply is connected to the main house.

The property occupies a generous plot extending to approximately 0.30 acre. The fully enclosed rear gardens boast a superb south facing aspect with views over the Dee Valley beyond. Mainly laid to lawn with decorative borders stocked with an abundance of established shrubs, trees, and seasonal plants. A paved terrace to the rear of the property provides an ideal location for outdoor entertaining.



- Two Public Rooms
- Open Plan Kitchen/
Dining Area
- Four Double Bedrooms
- Self-Contained Annexe
- Established South Facing Garden
- Panoramic Views



Terms

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01224 868687

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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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