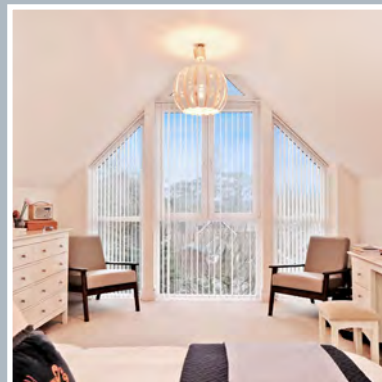
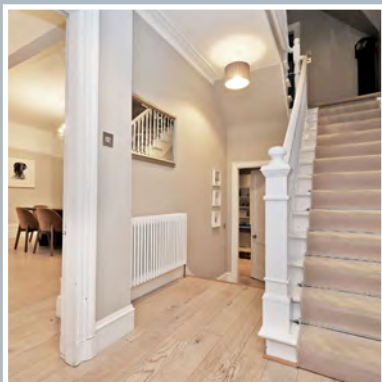




The Paarl

95 North Deeside Road, Bieldside, Aberdeen AB15 9DS



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A large panelled door with stained glass surround opens into the welcoming entrance vestibule, where an opaque glazed door leads into the striking reception hall. A white painted staircase leads up to the mezzanine and first floors, whilst beneath the staircase is a well appointed WC cloakroom.

A panelled door from the reception hall leads into the elegant lounge/dining room. Generously proportioned to accommodate both relaxation and formal dining, a double window overlooking the property frontage allows for lots of natural light. Central to the lounge area is a striking granite fireplace housing a large wood burning stove, while a set of glazed doors lead down to the family room. Overlooking the garden terrace to the rear via a set of bi-fold doors, the family room is a versatile and inviting living space which is currently utilised as both a play room and home office.

An open tread staircase leads down from the family room to the modern dining kitchen. Receiving an abundance of natural light from the skylights above, large south facing windows provide views over the rear garden.

Fitted with slate flooring and underfloor heating, the attractive kitchen is fitted with a good range of storage and integrated appliances with solid wood work surfaces incorporating a 1.5 stainless steel sink with drainer and a five ring gas hob. A breakfast peninsula with bar stools provides an area for informal dining, while there is also ample space for a family dining table. Glazed sliding doors lead out to the paved terrace beyond.

We are delighted to offer for sale this most attractive three bedroom detached granite home, boasting off street parking and a double length garage to the rear. Situated in the sought after residential suburb of Bielside on the outskirts of Aberdeen city, the property is well located for access to local amenities, schooling and leisure pursuits.

Successfully combining both traditional and modern influences, the stylish interior is sure to appeal to the discerning purchaser, while the bright south facing extension to the rear allows for an abundance of natural light and ease of access to the rear garden.

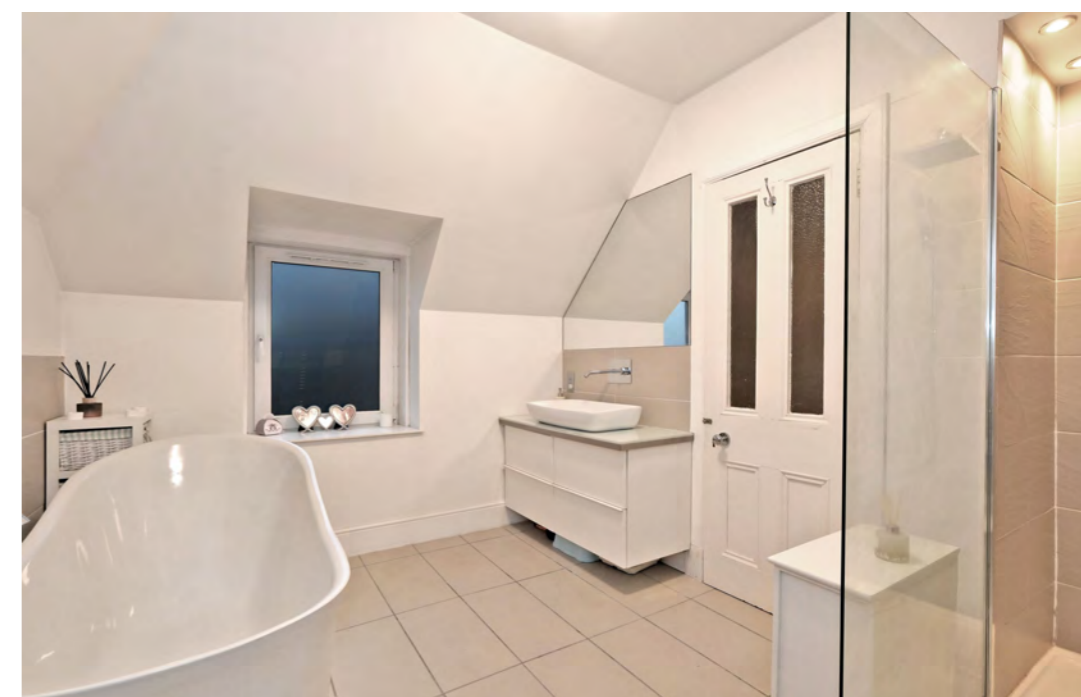




The spacious and contemporary family bathroom is located on the mezzanine landing and benefits from electric underfloor heating. Inclusive of a walk in shower enclosure, there is also a white WC, wash hand basin and a free standing curved bath.

On the first floor, the spacious and bright principal bedroom suite features large south facing windows. With ample space available for a range of free standing furniture, the principal bedroom also boasts a well appointed en-suite shower room.

Double bedrooms two and three are situated overlooking the front garden and are both well proportioned rooms of neutral decoration and carpeting.



A full height wrought iron gate with mature hedging to either side opens onto a paved pathway which leads to the entrance door.

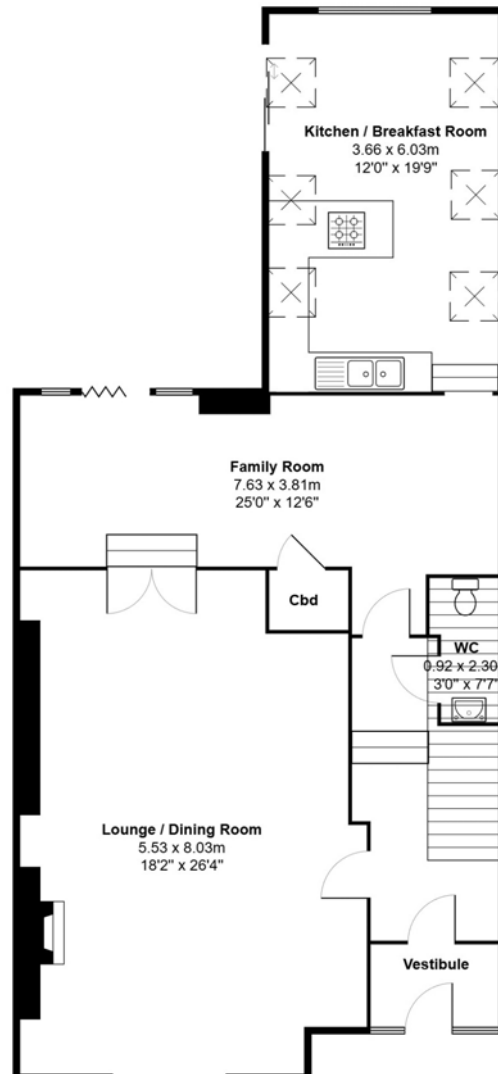
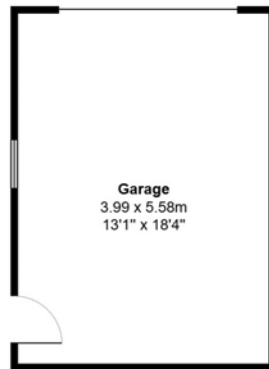
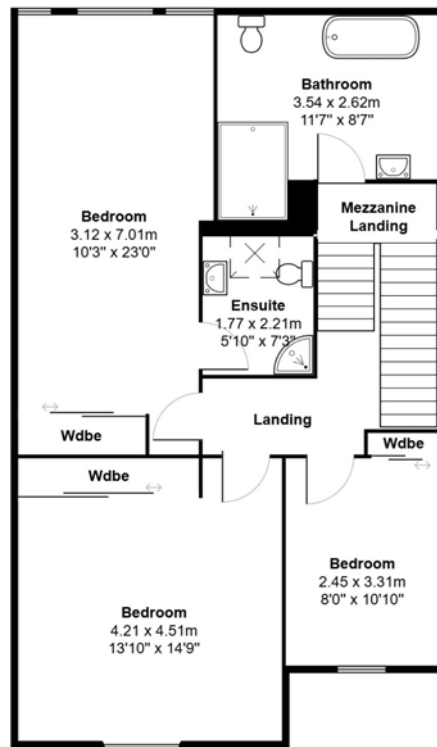
The front garden is mostly laid to lawn, with an array of mature trees, shrubs and established borders providing seasonal interest.

To the rear, a paved terrace accessible from the family room and dining kitchen is ideal for summer barbecues and "al fresco" dining. A split level stair leads down to the remainder of the garden, which is laid to lawn with a mature apple tree to the centre.

A half height fence with gate opens onto the driveway which provides off street parking for at least two vehicles. The double length garage benefits from an electrically operated door, power and light.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Double Bedrooms
- Attractive Granite Fascia
- Modern Rear Extension
- Fully Enclosed Front and Rear Gardens
- Off Street Parking and Double Length Garage



Terms

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01224 868687

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- Shipping
- Marine

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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