



The Stables

Dalmuinzie Road, Bielside, Aberdeen AB15 9EB



mackinnons
solicitors



The accommodation is split level and comprises: Welcoming conservatory with attractive rustic slate flooring, French doors lead to the garden and an additional door leads to the inner hallway and another door to the family room/diner. In addition there are windows to both sides.

The lounge is accessed from the family/dining room via stairs, excellent sized south facing room overlooking the front of the garden through a large box bay window which makes an ideal window seat with useful built-in storage below. The family/dining room has double doors which slide back from the kitchen creating an open plan living space either as a family room or formal dining room.

Spacious and well equipped dining kitchen is fitted with oak base and wall mounted units (designed by Drumoak Kitchens). Complimenting stone effect worktops, 1.5 stainless steel sink and tiled splashback. There is a central island for informal dining and this also provides additional storage. Integrated appliances include a Neff stainless steel double/oven grill, gas hob and chimney extractor hood. There is an under counter dishwasher and free standing fridge freezer. There is a large window to rear of the kitchen and a doorway to the inner hall.

The utility room is well equipped with a washing machine and tumble dryer which will remain. There is ample shelving, wall units and drawers as well as the central heating system which is located within the room.

The L shaped hallway gives access to the lower bedroom accommodation. There is access to the loft as well as two high level Velux windows allowing natural light into the area.

The Stables is a converted traditional former stable block in the sought after suburb of Bielside. The property sits within a tranquil setting providing contemporary living within delightful mature garden grounds.

Bielside is a sought after suburb of Aberdeen, located 5 miles to the west of the city, with excellent schooling in Cults nearby. Close by is the Deeside Golf Club as well as a good range of local amenities, shops, also good for walking or cycling along the "Old Deeside Railway Line".





There are two well-proportioned double bedrooms both benefitting from built in wardrobes.

The family bathroom is fitted with a white four piece suite comprising of bath, shower cubicle with mains shower, wash hand basin and WC.

Accessed from the family/dining room via a carpeted staircase is a substantial versatile space which could be divided to incorporate a fourth bedroom. The area benefits from built in fitted wardrobes.

Generously proportioned bright and spacious master bedroom has two Velux windows allowing natural light into the area as well as built in mirrored wardrobes.

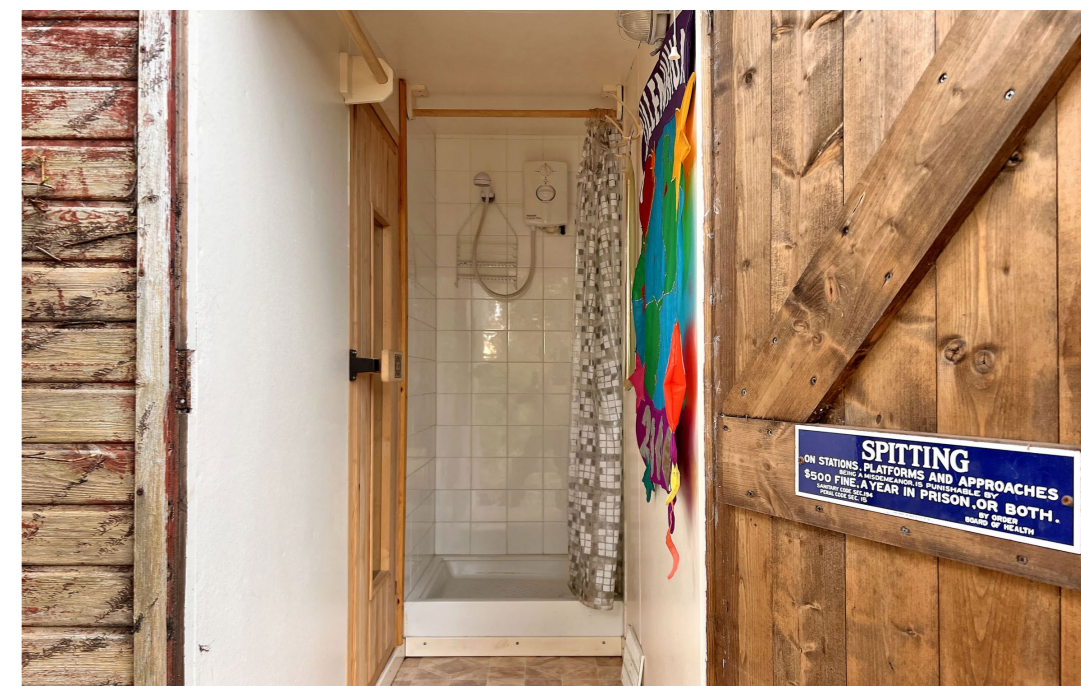
Externally there is a mature garden area.



To complete the accommodation is a three piece en-suite shower room.

There is a detached garage with two electric roller doors operated by remote control with light, power and water.

Outside is a mature garden which is mainly laid to lawn with decorative trees. The driveway is laid to stone chip in front of the garage. There is a pathway leading to a delightful internal courtyard with a patio area, this area enjoys seclusion and is excellent for entertaining and al fresco dining. In addition, there is also a sauna and shower block and a shed for garden tools.



- Lounge
- Family Room/Diner
- Dining Kitchen
- Utility Room

- Three Bedrooms
- Bathroom and En-Suite
- Double Garage
- Enclosed Gardens

Terms

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EPC
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01224 868687

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