

**Clodagh,
Maryculter, Aberdeen, AB12 5GT**


**Price Over
£425,000**

ASPC ref : 353732

 5  3  2 187 m² EPC  Council Tax Band 



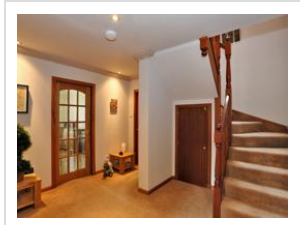
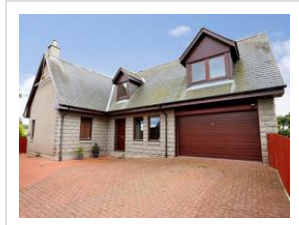
Arrange a viewing

 **01569 766166**
(Aberdein Considine)

Aberdein Considine
40 Allardice Street
Stonehaven
AB39 2BU

Email:
ask@acandco.com

Website:
<http://www.ACandCo.com>



Property features:

- 
Central heating
- 
Garage
- 
Garden
- 
Land
- 
Parking

Seldom does an opportunity arise to acquire such an executive FIVE BEDROOM DETACHED FAMILY HOME with GARAGE ideally located in a rural setting halfway between the South Deeside Road and the A90 providing the ideal location for commuting. This superb property is attractively presented having been well maintained by the current owner and is served by a newly installed gas central heating system, double glazing, new LED lighting and full time CCTV and alarm system throughout.

The property is entered into the welcoming vestibule with fitted storage cupboard and leads into the reception hallway which opens out to much of the ground floor accommodation. The ground floor provides a wealth of living space, comprising the excellent sized lounge with attractive gas fire, a spacious dining room ideal for formal entertaining, and a family room which is flooded in light from the dual aspect windows. The dining kitchen is fitted with a wide range of units together with integrated Bosch appliances, splash back tiling and a breakfast bar, ideal for casual dining. Accessed off the kitchen is the utility room which conveniently houses the laundry appliances and a well appointed WC cloakroom fitted with a two piece suite. A carpeted stair case ascends to the spacious first floor landing. The master bedroom is of excellent size benefiting from two double built in wardrobes with mirror frontage and is further enhanced by an en suite

shower room. There are four further bedrooms, each of good proportions with space for freestanding furniture and two boast built in wardrobes with mirror frontage. Completing this fantastic home is the family bathroom, fitted with a three piece white suite.

A large loc block driveway is situated to the front of the property, offering ample off street parking for several vehicles and leads up to the one and a half width garage with electric door. The generous size garden to the rear enjoys a very private situation, mainly laid to lawn and mature shrubs with an excellent decking and patio area, superb for outdoor entertaining. There is a large paddock to the rear, approximately 1 acre with planning permission in place for the erection of stables. Viewing is highly recommended to fully appreciate the spacious accommodation on offer.

Clodagh provides a great opportunity to reside in a pleasant, tranquil rural setting with all the advantages of the country lifestyle, yet one which, by a variety of arterial routes, offers easy access to the Airport and Aberdeen City. Given the property's location a wide range of leisure pursuits are close to hand including golf courses at Deeside and Peterculter, Salmon and Sea Trout fishing on the River Dee and scenic country walks including those in the nearby Forestry Commission Woodlands. The property itself is set in the catchment area for Lairhilllock Primary School and Cults Academy while there are also a number of private schools in the city including Hamilton School, Robert Gordon's College, St Margaret's and Albyn School and the International School at Cults. There are also two universities and several colleges of further education.

GROUND FLOOR

Porch 1.45m x 1.37m

Entrance Hall 3.76m x 3.56m

Lounge 5.4m x 4.75m

Family Room 5.44m x 3.2m

Dining Room 4.32m x 2.97m

Dining Kitchen 3.53m x 3.23m

Utility Room 2.36m x 1.42m

WC Cloakroom 1.75m x 1m

FIRST FLOOR

Landing 5.26m x 5m

Master Bedroom 7.09m x 4.1m

Ensuite 2.64m x 2.08m

Bedroom 2 4.45m x 3m

Bedroom 3 4.14m x 3.05m

Bedroom 4 3.25m x 3m

Bedroom 5 3.66m x 2.6m

Family Bathroom 2.74m x 2.06m

Traveling from the south along the A90, take the B979 exit towards Stonehaven/Peterculter. Take the next right onto the B979 and continue along this road. Clodagh is situated along on the left hand side.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/353732/Clodagh/Aberdeen/>

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