

**Pitfodels Station House, Pitfodels Station Road,  
Cults, Aberdeen, AB15 9PJ**
**Price Over  
£380,000**

ASPC ref : 356196

 4 2 3 158 m<sup>2</sup> EPC **C** Council Tax Band **G**


**Arrange a viewing**

**01224 589589**  
(Aberdein Considine)

**Aberdein Considine**  
420-424 Union Street (Property),  
Union St  
Aberdeen  
AB10 1TQ

**Email:**  
[ask@acandco.com](mailto:ask@acandco.com)

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


**Property features:**

 Central heating	 Garden	 Parking
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We are delighted to offer for sale this **Detached Grade C listed former railway station** which enjoys a prime location within an idyllic setting, close to the prestigious westerly suburb of Cults and within a short drive of Aberdeen City Centre. This charming property is a unique opportunity for the discerning buyer to purchase this former railway station which enjoys a peaceful and serene location of the Old Deeside Line. This stunning home is surrounded by mature trees and plants and is a haven for local wildlife. The Deeside Railway Line offered a service between Aberdeen and Banchory. The line was planned originally to end at Braemar but Queen Victoria was afraid her privacy would be disturbed by hordes of tourists at Balmoral so she bought land along the route between Ballater and Braemar to prevent this. Many of the original features have been carefully restored, adding to the character of this enviable home, and include high ceilings, sash-and-case style windows, partially glazed interior double doors, and attractive feature fireplaces, one of which incorporates an Aga cast iron stove. In the main station building original boarded timber linings adorn the walls of many of the rooms, which also enjoy dual aspects with pleasant outlooks over the leafy grounds. Benefiting from the modern comforts of under-floor heating and gas fired central heating. The spacious and versatile accommodation spans over three levels and consists of: Entrance hall, cloakroom, kitchen, dining and

family room all on open plan, a spacious formal lounge and dining room which allows direct access to the garden, utility room, guest bedroom with ensuite shower room, as you proceed up the upper floor you will find the master bedroom again which is enhanced by a ensuite shower room, study / nursery which benefits from an elevated decked balcony. On the lower level you will find a further bedroom, a family bathroom and a fully equipped utility room. The full length loft space offers the opportunity for further accommodation subject to the usual planning permissions. Planning permission was previously granted for the construction of a detached double garage and may be able to be reinstated. Accessed from the main road via electrically operated metal security gates and a sweeping gravel driveway. The mature and private gardens are a haven for local wildlife and there are a number of sheltered spots from which to enjoy some outdoor relaxation, including an elevated summerhouse with wooden deck. A gate at the front opens directly onto The Old Deeside Railway Line which is a popular exercise route for walkers, runners and cyclists.

#### Entrance Hall

#### Cloakroom

Kitchen 3.8m x 2.41m

Dining / Family Room 4.34m x 4.04m

Lounge / Dining Room 7.09m x 3.15m

Guest Bedroom 3.94m x 3.4m

#### En Suite

#### Upper Floor

Master Bedroom 6.48m x 4.2m

#### En Suite

Study 3.12m x 2.8m

#### Lower Ground Floor

#### Utility Room

Bedroom 4.32m x 3.6m

#### Family Bathroom

Cults is a prestigious suburb lying approximately 4 miles to the west of Aberdeen City Centre, popular with families, and on a direct route to Royal Deeside. Local amenities are well catered for within the area, and these include reputable pre-school nurseries, primary and secondary schools, a range of sporting and recreational facilities, an interesting variety of independent shops and cafes, a popular hotel, and good public transport links. The property is also ideally placed within easy reach of the expanding office and industrial complexes at both Kingswells and Westhill, as well as the numerous outdoor and leisure pursuits available in Royal Deeside.

Travel along Great Western Road to Mannofield and through the traffic lights at Springfield Road, then turn left down Pitfodels Station Road. The entrance driveway to the property is on the right, immediately ahead of the traffic lights, and is accessed via metal security gates marked Pitfodels Station.

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

<https://www.aspc.co.uk/search/property/356196/Pitfodels-Station-House--Pitfodels-Station-Road/Aberdeen/>

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