Hillhead Of Letter,

Dunecht, Westhill, AB32 7EQ

Price Over

£495,000

Under offer

6 4 2 485 m² EPC **D** Council Tax Band **G**

Contact Solicitor

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Features Garage Garden

Description

BELOW VALUATION

Spacious six bedroomed detached dwellinghouse

Peaceful and picturesque elevated position. Oil CH & Full DG. Close to the village of Lyne of Skene. Ideal commuter base for Aberdeen, Westhill, Kingswells and Dyce. Large integrated double garage. Extensive mature garden grounds

Description: This stunning example of a six bedroomed detached property is in a picturesque and elevated position just outside of the village of Lyne of Skene. This is an extremely spacious family home, benefitting from 6 large bedrooms, 4 reception rooms and 2 bathrooms. The steading is serviced with condensing oil-fired central heating with additional options of a ground source heat pump, solar hot water and a back boiler on a wood burning stove. Full double glazing. Sitting in an

extensive plot the property has a large integrated double garage with a tarred driveway and additional car parking. Mainly laid to lawn the garden is fully stocked with established shrubs, trees and bushes. Early viewing is recommended to see all this property has to offer.

Location: Lyne of Skene is a small village situated only a few minutes drive from Westhill which provides a superb range of facilities including children's nurseries, shopping centre which incorporates a Marks & Spencer and further quality retail units. The recreational amenities include an 18 hole golf course, swimming pool and is within easy commuting distance of the city of Aberdeen. It is also well placed for the oil related offices that are located at Kingswells, Dyce and the ever expanding business park in Westhill.

Directions: Travelling from Aberdeen via the A944, Aberdeen/Alford road, pass through Westhill and Elrick, proceed to take the signpost for Lyne of Skene, on the right hand side. Continue into the village and go straight across the junction which takes you onto Letter Road, continue along here for just over one mile continuing up the hill and turn left at the signpost for Hillhead, Hillhead of Letter is the only property on this road and is clearly identified by a Peterkins For Sale sign.

Entrance Hallway: Entered through a part glazed front door with glazed side lights. The entrance hallway gives access to the lounge, family dining kitchen, rear hallway and open slat stairs to the upper floor. Access is also given to the shelved storage cupboard with light. The hallway is extremely bright and airy with ceiling light fitment. Exposed stone wall and wooden beams make a lovely feature, and is complete by a tiled floor.

Family Dining Kitchen: 24’9” x 19’11” (7.54m x 6.07m) The dining kitchen has triple window with curtains to front and is decorated neutrally with ceiling downlights. It is fitted with a range of wall, base, larder and drawer units. There is also an island with units below. The units have wood frontals with granite worktops and tiled splashbacks, there is also a separate section with co-ordinating wooden work top, also with tiled splashbacks. Glazed display cupboards. Shelving. Wine racking. American style fridge freezer with wooden surrounds. Two stainless steel sinks, set in worktop with mixer tap and groves in the granite for drainage. Dishwasher and Rangemaster cooker with extractor hood above. Window to the side provides additional natural light. Tiled flooring. Glazed door leads through to the utility room. NB the fridge/freezer, cooker and dishwasher are included in the price.

Utility Room: 12’7” x 6’3” (3.83m x 1.90m) The utility room has wall and base units. Plumbed for washing machine and tumble drier. Belfast sink with mixer tap. Granite worktops. Tiled to full height behind worktop areas. Door leads out to the front of the property. Freezer to remain. Tiled flooring.

Sitting/Family Room: 22’4” x 20’8” (6.80m x 6.29m) Open slat stairs leads up to a sitting/family room, situated on the upper level which has wonderful views over the gardens, countryside and distant hills. A gable of full height windows provide lots of natural light. Windows have curtains. There are also windows to the side of the room. A wonderful feature of this room is the log burner which is sat on a slate hearth. The log burning stove includes a 18kw back boiler for hot water and central heating. Ceiling light fitment. Downlights. Decorated neutrally. Television and telephone points. Smoke detector. Door gives access to under eave storage space. Wood flooring.

Play Room: 24’2” x 15’11” (7.36m x 4.85m) French doors lead through to a central room which has dual aspect windows. To one side the windows are “Velux.” Doors give access into the under eave storage space. The room is decorated neutrally with ceiling downlights and wood flooring. This is a great additional living space with a range of different uses but ideal for a children’s play room. Access hatch to attic.

Games Room: 31’1” x 15’11” (9.72m x 4.85m) French doors again lead through to the games room, located at the furthest point upstairs. Triple aspect windows with full height window in the gable end provide lots of light and views over the surrounding countryside. Windows have curtains. “Velux”

windows. This room has enough space for and currently houses a full size slate bedded snooker table snooker table, and all light fittings, snooker cues, chalk are to be included in the sale price. Ceiling and wall lights. Wall hanging for dart board. Also, with the potential to be used as a home office/study space. Telephone point. Neutral décor. Wood flooring.

Rear Hallway: On the ground floor French doors lead to the accommodation beyond the entrance hallway. The rear hallway gives access to bedroom and bathroom accommodation, along with a shelved airing cupboard with light and coathooks. Decorated neutrally with ceiling downlights, wall mounted light fitments and smoke detectors. Windows provide natural light. Carpet.

Bathroom: 12'4" x 9'4" (3.75m x 2.84m) The family bathroom is fitted with a white three piece suite comprising W.C. wash-hand basin and large bath with seating. Bath has mixer tap. There is also a separate double shower cubicle with mains fed shower and additional electric shower. Tiled to full height behind the bath area and the shower cubicle and the wall behind the wash-hand basin. Ceiling downlight. Wall mounted light fitments. Mirror above wash-hand basin. Chrome fitments. Shaver point. Chrome heated ladder style towel rail. Wood effect flooring.

Bedroom 1: 15'11" x 14'6" (4.85m x 4.41m) This is a good sized double bedroom with sink on vanity unit in the corner with tiled splashback. Mirrored unit above. Window with curtains. Ceiling light fitment and wall light fitments. Television and telephone points. Wallpapered with dado rail. Carpet. The triple wooden wardrobe is to remain.

Bedroom 2: 15'11" x 8'5" (4.85m x 2.56m) The second double bedroom is decorated in vibrant colours with window with curtains. Ceiling light fitment. Carpet.

Bedroom 3: 16'0" x 9'9" (4.87m x 2.97m) This third double bedroom also with window overlooking the garden. Ceiling light fitment. Feature painted wall. Double door built-in shelved storage cupboard. Floating shelving. Carpet.

Bedroom 4: 12'5" x 8'11" (3.78m x 2.71m) A fourth double bedroom with window with curtains. Decorated neutrally with a painted feature wall. Double door built in wardrobe with shelving and hanging rail. Ceiling light fitment. Carpet.

Lounge: 47'8" x 13'11" (14.52m x 4.24m) Accessed off of the entrance hallway this incredibly spacious lounge has triple aspect windows and French doors which lead out to a raised patio. All with curtains. Incorporated in this room are some of the original features. Exposed ceiling beams and exposed stone wall. The room is decorated neutrally with spotlights and smoke detector. There is one double door and one single door shelved storage cupboards. Television point and bracket for wall mounted television. A further stunning feature of the room is the stand-alone wood burner on slate hearth. Solid oak flooring.

Porch: 14'7" x 7'3" (4.44m x 2.20m) The porch at the front of the property has windows on three sides and door to side. Hatch gives access to a loft space. Ceiling downlights with wood paneling and slate floor.

Therapy/Reception Room: 21'1" x 13'8" (6.42m x 4.16m) Door leads through from the lounge to a therapy/reception room. Recently used as a therapy room and decorated in pale tones there are ceiling downlights, coving, and smoke detector. Wood panelled wall. Two double door shelved storage cupboards. Window to front. Carpet. Doors lead to sitting room, shower room and a carpeted stair leads to the upper level.

Shower Room: 11'3" x 5'9" (3.42m x 1.75m) The shower room is fitted with a white two piece suite comprising wash-hand basin and W.C. Along with a separate shower cubicle. Tiled in granite to full height in shower cubicle area and on wall along one side. Opaque window. Chrome and wood

fitments. Vanity Unit. Mirror above wash-hand basin. Shaver point. Ceiling downlights. Chrome heated towel rail. Carpet.

Second stair to upper floor: Located off of the therapy/reception room a carpeted stair leads to the upper floor. The upper hall is decorated neutrally with wood clad ceiling and walls. Ceiling downlight. Smoke detector. Double window with curtains.

Master Bedroom: 21'9" x 14'3" (6.62m x 4.34m) The master bedroom has windows to the front and rear of the property with curtains. Also, with a sky light. Ceiling light fitments. Smoke detector. Television point. Two lots of double door built-in storage wardrobes with hanging rail. Neutral coloured carpet. There is ample space for a large double bed along with a range of free standing furniture.

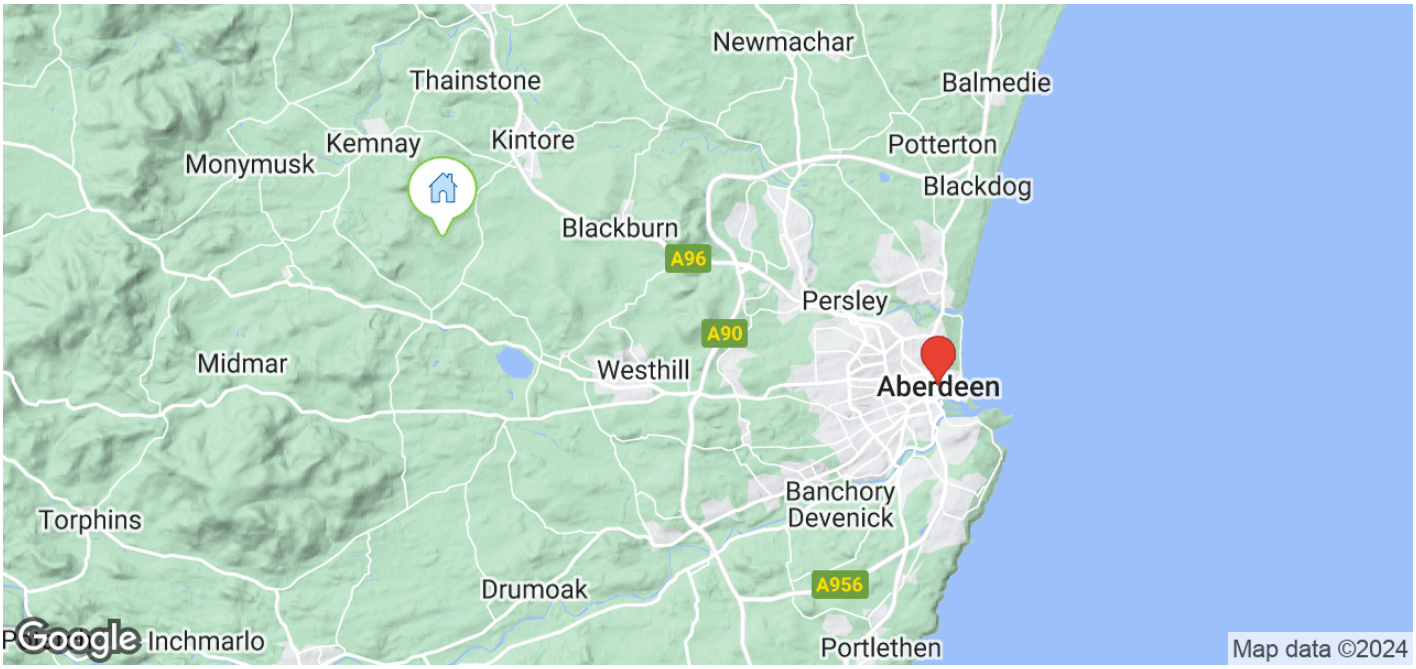
Bedroom: 13'3" x 12'3" (4.03m x 3.73m) Completing the bedroom accommodation this double bedroom overlooks the rear of the property. Double window with curtains. Ceiling light fitment. Built-in pine wood, low level storage and full height cupboard with shelf and hanging rail. Telephone point. Carpet. This room has ample space for a large double bed along with a range of free standing furniture.

Sitting Room: 13'10" x 12'11" (4.21m x 3.93m) Door leads into the sitting room from the therapy/reception room. The sitting room benefits from a fireplace with brick inset and hearth with an ornate mantel and surround. Decorated neutrally with dual aspect windows and ceiling strip light. Doorway off this room gives access into walk in store/utility area 12'1" x 5'3" (3.67m x 1.6m) with ceiling downlight, strip light, and workbench area. Low level window provides light.

Boot Room/Side Hallway: 11'0" x 6'8" (3.35m x 2.03m) Door leads through into a boot room/side hallway which is decorated neutrally. Ceiling light fitment and three ¾ height windows provides lots of natural light. Tiled floor. This is an ideal boot room with a split stable style door giving access out to the garden and another door leading into the garage.

Outside: A tarred driveway leads up to the property. The driveway is extremely spacious and has a large parking and turning area to the front. Double doors give access to the DOUBLE GARAGE with dual aspect windows. The garage benefits from floored rafter storage space and has power and light and work space in addition to space for cars. Mainly laid to lawn and extending to approximately an acre the gardens are stocked with established bushes, shrubs, plants, and trees both around the perimeter and in other areas of the garden. Lock block patio area is situated to the front of the property with seating area. Path leads around the property. Fenced area for vegetable and fruit. Bounded by a fence and the original wall. The garden has many established trees. Steps lead up to a raised patio level in front of the lounge. A further raised area to the rear of the house with external storage. Stone outbuilding with slate roof which is currently used as log storage but with the potential for conversion. There is also log storage at the back door, door gives access into the boot room/side hallway. Private water source and private sewage.

All together this is an exceptionally spacious property and a wonderful package especially for those who may want to work from home or potentially run a B&B. The house and garden are great for a family with children and/or pets and in addition you are incredibly private being located at the end of the road.



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