

Nether Anguston Croft, Peterculter, AB14 0PN

Price Over
£495,000

ASPC ref : 359473

5
 2
 3
 198 m²
 EPC **D**
 Council Tax Band **F**



Arrange a viewing

07525 723257

Hamilton Watt & Co

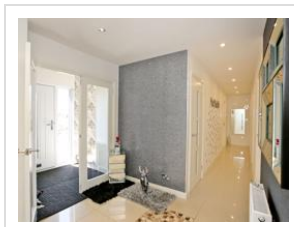
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Property features:



Substantially improved and converted **detached property** set within generous grounds in an idyllic rural location, within minutes of Peterculter and easy commuting of Aberdeen. We are delighted to offer for sale this superior five bedroom executive detached family home which has been completed to the highest of standards in recent years. The prestigious property occupies an enviable site within a sought after location boasting commanding views over the Deeside Valley.

This stunning home has been maintained to the highest of standards by the present owner providing contemporary, spacious accommodation over two floors offering a superior level of specification, attention to detail and quality of build. The property enjoys the modern comforts of gas central heating, double glazing, superb storage space and presents the perfect purchase for the growing family. All light fittings and blinds to be included.

Directions: travelling from Aberdeen via the A93, North Deeside Road, follow the signposts for Banchory. Approximately one mile after Peterculter take a right at the signpost for Linn Moor, Benthoul and Anguston. Keep left continue along this road for a further mile and as the road takes a bend to the right Nether Anguston Croft is on the left as indicated by our For Sale board.

Accommodation comprises: Vestibule, Hall, Lounge, Dining kitchen, Dining room, Utility room, Shower room, Five bedrooms (one with ensuite facilities), Family bathroom.

Hall 27'10" x 8'2" Three large storage cupboards. Low voltage lighting. Tiled floor. Gas central heating radiator.

Vestibule 5'1" x 4'10" UPVC exterior door with glazed panel. Gas central heating radiator.

Lounge 20' x 15'2" Well-proportioned lounge with outlook to the front of the property via bay window. Low voltage down lighters. Tiled floor. Heating thermostat. TV point. Folding doors lead to dining room. Underfloor heating.

Dining Room 12'3" x 9'5" Semi-open access from lounge via folding doors. Outlook to the side of the property. Tiled floor. Underfloor heating.

Dining Kitchen 18'8" x 10'4" Most attractive contemporary kitchen. Gloss white units and wood effect worktops including splashback. Integrated breakfast bar. Electric ceramic hob. Stainless steel extractor chimney. Stainless steel double oven. Integrated dishwasher. Low voltage lighting. Enamel sink with mixer tap. Display lighting. TV point. Patio doors to side of property. Tiled floor. Access to utility room. Underfloor heating. Separate seating / living room area.

Utility Room Glazed door leads from the kitchen. Matching units and worktops to kitchen. Rear door. Large storage cupboard.

Shower Room Stylish shower room with oversized shower cabin - wet room style with electric shower. White wash hand basin, and WC housed in vanity unit. Extractor fan. Storage cupboard. Stainless steel heated towel rail. Low voltage lighting.

Bedroom 1 19'10" x 9'6" Outlook to the front of the property. Substantial built-in wardrobes with mirror glass sliding doors provide ample hanging and shelf space. **En Suite Shower Room** Oversized shower cabin. Stainless steel heated towel rail. Shaver point. Shower off mains. Illuminated mirror. Extractor fan.

Bedroom 2 12'2" x 9'11" Further well-proportioned double bedroom. Fitted wardrobe with mirror glass sliding doors.

Bedroom 3 12'1" x 9'10" Further well-proportioned double bedroom. Built in wardrobe. TV point. Laminate flooring.

Stairs to first floor

Upper hall. Large storage cupboard. Airy 'gallery style' landing with large skylight window.

Upstairs Bedroom 4 19' 2"x 17' 8" Substantial built in wardrobes with ample hanging and storage space with mirror glass sliding doors. Outstanding view across open countryside. TV point. Low voltage lighting. Laminate flooring.

Bedroom 5 19' 7"x 17' 8" Substantial built in wardrobes with ample hanging and storage space with mirror glass sliding doors. Outstanding view across open country side. TV point. Low voltage lighting. Laminate flooring.

Family Bathroom Substantial newly fitted family bathroom. Twin wash hand basins. Oversized bath. Oversized shower cabin. Shower off mains. Stainless steel heated towel rail. Attractive tiling. Extractor fan. Low voltage lighting.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/359473/Nether-Anguston-Croft/Peterculter/>

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