

**3 Craighden,
Aberdeen, AB15 6YW**

**Price Over
£485,000**

ASPC ref : 367681

 4  3  2 176 m² EPC **D** Council Tax Band **G**



Arrange a viewing

 **01224 868687**
(Mackinnons)

Mackinnons

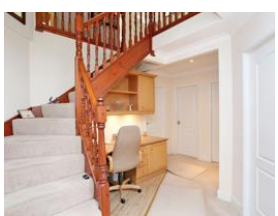
379 North Deeside Road, Cults
Aberdeen
AB15 9SX

Email:

property@mackinnons.com

Website:

<http://www.mackinnons.com>



Property features:

 Central heating	 Garage	 Garden	 Parking
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We are delighted to offer for sale this **EXCEPTIONALLY PRESENTED EXECUTIVE FOUR BEDROOM DETACHED DWELLINGHOUSE** with extensive garden ground, situated in a desirable quiet cul-de-sac, located to the West of Aberdeen City. The property offers luxurious accommodation completed to a very high specification with immaculate neutral decoration and high-quality floorings throughout and boasts fantastic entertaining spaces on the first floor.

The ground floor accommodation comprises Vestibule, welcoming Hallway fitted with a Neville Johnson designed office with stylish turned staircase up to the first floor, generous sized Master Bedroom with large Dressing Room and luxury En-suite Bathroom with separate shower, two Double Bedrooms both with the added benefit of built-in wardrobe space and doors to the Conservatory, bright front facing Single Bedroom and large Bathroom with separate shower.

The upper landing is on open plan to the instantly appealing Garden Room with double height ceiling flooded with light from French doors out to the attractive rear garden, well-appointed Dining Kitchen and fabulous L-shaped Lounge with double doors to the to the formal

Dining Room, Utility Room and Cloakroom accessed from the Garden Room.

Outside the attractive landscaped garden grounds are on three levels, with the rear garden offering a high degree of privacy. There is a large lock block driveway leading up to the double garage.

Additional benefits of this property include gas central heating, uPVC double glazed windows and a full alarm system. All carpets, floor coverings, curtains, light fittings, curtains and blinds as well as the Summer House are included in the sale with the majority of the contents being available by way of separate negotiation.

Internal viewing of this desirable property is highly recommended to appreciate the quality of accommodation on offer, exceptionally maintained throughout by the present owners.

Craigden lies to the City's West End close to Queen's Road and is located within a quiet cul-de-sac in a much sought after pleasant area. The property is within easy reach of the City Centre, only a 10 minutes' drive away, whilst local amenities include shops serving everyday needs, and the excellent retail facilities and business parks at Kingswells and Westhill are easily accessible by car or public transport. Reputable primary and secondary schools are also in the area, and there are pleasant walks at the nearby Hazlehead Park with woodland walks, popular golf courses and a swimming pool, to name a few of the local leisure facilities. Woodend Hospital is also within a short walk away.

ACCOMMODATION

VESTIBULE: Entered via an attractive high security door with decorative glazed panels into a generous sized vestibule with Amtico flooring.

HALLWAY: Spectacular hall with impressive view up to the first floor Garden Room featuring vaulted double height ceiling, entered through a glass panelled internal door and featuring a Neville Johnson light oak fitted office with desk and wall mounted display units concealing the alarm panel.

MASTER BEDROOM: (15'5 x 11'5 app) Spacious master bedroom suite overlooking the front of the property decorated in neutral colours and benefitting from a large dressing room (10'5 x 5'3 app). The dressing room provides excellent hanging and shelving space within open built-in wardrobes and a built-in vanity area equipped with a dressing table and storage drawers with large wall mounted mirror and a high level shelved storage area. Ample space for free standing furniture

EN-SUITE BATHROOM: Generous en-suite bathroom featuring a three-piece white suite and separate fully tiled shower cubicle housing a mains shower within a glazed screen and twin wash hand basins set within a white vanity unit providing storage space. Tiled to dado height. Shaver point. Downlights. Extractor fan.

BEDROOM 2: (13'2 x 9'7 app) Situated to the rear of the property with glazed door to the conservatory, this double bedroom benefits from a built-in double wardrobe providing ample hanging and shelving space.

BEDROOM 3: (13'1 x 9'6 app) Further good sized double bedroom to the side of the property with French doors to the conservatory. Again this room benefits from a built-in double wardrobe providing ample hanging and shelving space.

PLAYROOM/CHILL-OUT ROOM/DEN: (22'6 x 6'8 app) This useful addition to the property provides an excellent space for relaxation with windows to the side and rear fitted with Sanderson Blinds. The glazed ceiling is fitted with Sanderson electronic blinds to provide shade on a warm day whilst both underfloor heating and wall mounted radiators provide warmth during the winter months. Amtico flooring.

BEDROOM 4: (9'6 x 8'2 app) A bright, front facing single bedroom which would be equally well utilised as a nursery or separate office.

BATHROOM: Luxury main bathroom featuring a three-piece white suite with shower attachment to bath and fully tiled separate shower cubicle housing a mains shower within a glazed screen. The wc and wash hand basin are contained within an ash vanity unit with decorative shelving. Tiled to dado height. Downlights. Extractor fan.

FIRST FLOOR: The stylish turned carpeted staircase with open wooden balustrade leads up to the superb garden room and the rest of the first floor accommodation. The bright upper floor is immaculately presented in neutral tones and features Pergo wood flooring. Hatch to loft area.

GARDEN ROOM: The galleried garden room is an instantly appealing room featuring a vaulted double height ceiling. This open plan area creates an ideal family living space, which can be fully enjoyed in the summer months with the French doors to the landscaped garden to the rear.

LOUNGE: (23'3 x 17'9 at widest) This front facing formal L-shaped lounge with twin windows allowing plenty of natural light to enter allows for a fabulous entertaining space featuring wall mounted electronic control living flame gas fire set on a white marble hearth with marble surround. There is ample space within this generous sized room for a range of free standing furniture.

DINING ROOM: (14'3 x 11'3 app) A formal dining room situated to the side of the property which can be accessed from both the garden room and by way of glazed double doors from the lounge. Downlights.

DINING KITCHEN: (12'6 x 12'3 app) A very well-appointed dining kitchen fitted with a wide range of beech base and eye level units with decorative shelving and granite effect worktops. "Siemens" gas hob with chimney style illuminated extractor fan and "Siemens" built-in fan oven and microwave. Stainless steel 1.5 bowl sink with mixer tap and drainer. Integrated fridge freezer and dishwasher. Ample space for family dining. French doors to rear garden. Downlights.

UTILITY ROOM: This useful utility room fully fitted with co-ordinating units and worktops as the kitchen with splash back tiling. Space for a washing machine and tumble dryer under the worktops. Large walk-in cupboard housing the central heating boiler. Part glazed high security door to rear garden. Downlights. NB The washing machine and tumble dryer are included in the sale.

CLOAKROOM: Fitted with a white wc and wash hand basin. Opaque window to rear. Downlights.

DOUBLE GARAGE: The double garage is fitted with an electric up and over door, power and light and houses the gas and electric meters as well as an alarm point.

OUTSIDE: Low maintenance garden grounds landscaped by Findlay Clark on three levels surrounding the property. Attractive front garden laid to lawn with barked borders containing a range of colourful shrubs. Loc bloc driveway leading up to the double garage, with parking for several cars. A gate to the side of the garage opens to a concealed pathway allowing access to the conservatory and ideal for storing bins. Fully private rear garden offering a fantastic entertaining space accessed by French doors out from the kitchen and garden room. There are several patio areas perfect for alfresco dining and raised beds flooded with a range of mature shrubs. This beautiful secluded rear garden is enclosed by a high stone wall and additional fencing above and is enhanced by a water feature and mood lighting. Outside power and tap. NB The summer house is be included in the sale.

DIRECTIONS: From the West End of Union Street, continue onto Albyn Place and then onto Queen's Road. Continue straight on at the Hazlehead roundabout. A short distance along, take a right turning into Craigden, and continue over the bridge, and down the road to the right. Continue into the cul-de-sac and round to the right, where Number 3 is situated in the right-hand corner.

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

<https://www.aspc.co.uk/search/property/367681/3-Craigden/Aberdeen/>

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