

**18 Brighton Place,**  
Peterculter, AB14 0UN

Fixed Price  
**£299,995**

**Under offer**

 **5**  **2**  **2**   **170 m<sup>2</sup>** EPC **C** Council Tax Band **F**



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**Features**



Garden

## Description

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS FAMILY HOME HAS TO OFFER.**

We are delighted to bring to the market this well presented **FIVE BEDROOM DETACHED BUNGALOW INCLUDING A ONE BEDROOM ANNEX** situated in a quiet spot within the village of Peterculter. The property boasts gas central heating, double glazing and offers both a fantastic level of accommodation and storage facilities. This unique accommodation has been maintained to an excellent standard by the current owners and has the benefit of an annex which can be accessed from the main house or externally.

Peterculter is the most westerly suburb of Aberdeen and is situated some 7 miles west of the city centre on Deeside. "Culter" has retained its own strong village identity and is the home of the world renowned BB Pipe Band. Locally, there are a good selection of shops, a health centre, library, 3

restaurants, excellent bus service, community centre and a splendid 18 hole golf course complemented by a handsome Club House. Schooling is at Peterculter Primary with Secondary education provided for at nearby Cults Academy to which transport is provided. Recreation needs are likewise well provided for with Culter Leisure Centre offering excellent sporting and leisure facilities.

## Directions

From the west end of Union Street exit onto Holburn Street, continue to the traffic lights and exit right into Great Western Road. Travel along Great Western Road through the Anderson Drive junction, this road becomes North Deeside Road and continues all the way into Peterculter. Travelling through the village, turn right into Brighton Place and the property is situated a little way on the right hand side.



## Accommodation comprises

**The accommodation comprises:** The vestibule leads to the welcoming hallway which has a magnificent amount of storage cupboards and also gives access to the loft, a further vestibule is situated on the opposite side of the property; the lounge diner is a generous size, with patio doors to the front, a wall mounted electric “living flame” fire and ample space for soft and dining furniture; the kitchen diner is fitted with modern white gloss wall and base units with black glitter work surfaces and breakfast bar, black gloss sink and drainer, integrated dish washer, gas hob and high level built in oven and grill, under counter washing machine, tumble dryer and a built in American style fridge freezer (all to remain). Patio doors to the front and there is also space for table and chairs; the master bedroom benefits from a large walk in wardrobe with light, hanging rail and shelves within; the further three bedrooms all also benefit from built in double wardrobes; the family bathroom is fitted with a four piece white suite comprising a bath, wash hand basin, WC with a concealed cistern and a shower cubicle; the hallway continues through to the annex.

The annex could be used as additional family accommodation, it could be entirely separated from the main house and be used for other family members, or there is potential for holiday lets. The open plan kitchen, lounge and dining area is an excellent size with large patio doors leading out to the rear garden; the kitchen area is fitted with modern grey gloss units and wood effect worktops, stainless steel circular sink, integrated ceramic hob, dish washer, fridge and a built in oven; the double bedroom is of generous size again boasting further patio doors, this room provides ample space for free standing furniture; the bathroom certainly has the “wow” factor. This room is fitted with a three piece white suite comprising of: WC with a concealed cistern, a hand wash basin set within a modern white

gloss vanity unit and a shower bath cabin which includes many features such as; water jets, mood lighting, massaging pads, steam generator, a radio and an overhead shower.

**Outside:** A shared driveway provides access to the front and rear of the property for off street parking for several cars. The front garden is laid to lock block and there is a path which leads around to the main front door. The enclosed rear garden is laid to patio slabs with elevated flower borders, steps lead up the drying area. A block built shed provides a further storage facility.

**View this property here**

<https://www.aspc.co.uk/search/property/350132/18-Brighton-Place/Peterculter/>

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