

West Lodge, Norwood Hall, Garthdee Road,
Cults, Aberdeen, AB15 9FX

Price Over
£525,000

Under offer

 **7**  **5**  **5**   **279 m²** EPC **E** Council Tax Band **F**



Contact Solicitor

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Features



Garage



Garden

Description

Dwelling House: Ground floor: Hall. Lounge/Dining room/Kitchen on open plan. Bedroom with en-suite. Shower room. Sitting room. Bedroom. 1st Floor: Landing. Bedroom. Parking. Courtyard. Gardens. Gas central heating. Garage.

Side wing: Ground floor: Hall & Stairs. Sitting room/Kitchenette. Bathroom. Bedroom with en-suite. Bedroom 2. 1st Floor: Sitting room. Bathroom. 2 Bedrooms. Car park. Gas central heating.

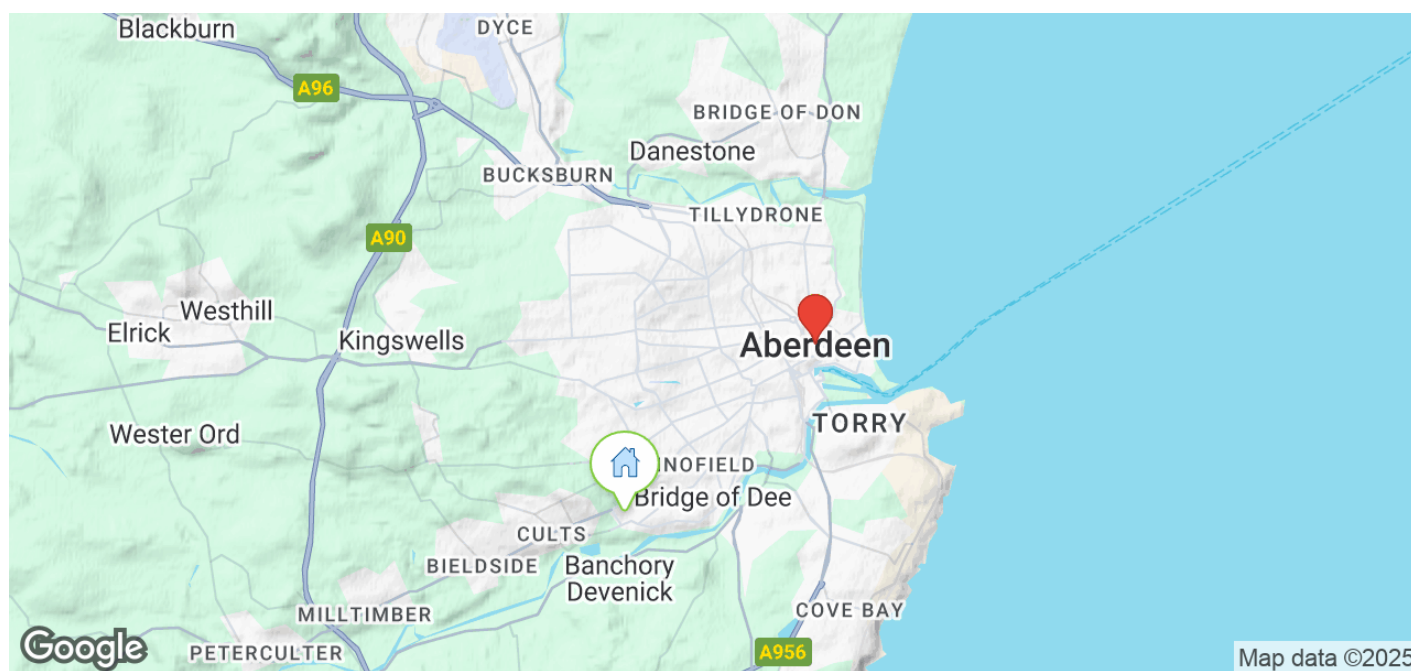
We are delighted to offer for sale this unique detached property located at the entrance to Norwood Hall in Garthdee. The property currently consists of a **three bedroom dwelling house** with a side wing which was used as letting bedrooms and sitting rooms. It is thought that it would be possible to connect the letting wing to the main house, subject to gaining the necessary local authority planning consents, to form one large family home. Another possible use could be using the side wing as a

business wing for various uses, again subject to gaining the necessary consents. The property is located in mature landscaped settings with well-tended gardens and driveways and car park. Single detached garage. The accommodation to the main house comprises, on the ground floor: entrance hallway and staircase, spacious lounge/dining room and fitted kitchen on open plan, master bedroom with en-suite, shower room, large split-level sitting room over-looking the courtyard and second bedroom. On the first floor, upper landing and third double bedroom. The letting wing accommodation comprises, on the ground floor, entrance hallway and staircase, large sitting room with kitchenette, bathroom, double bedroom with en-suite and second double bedroom. On the first floor, upper landing, large sitting room, two double bedrooms and bathroom. Both wings of the property are serviced by gas fired central heating. Further ground, believed suitable for building additional property, subject to gaining the necessary local authority planning consents, is available by separate negotiations.

Location: Garthdee is located to the west of the city with a good range of amenities nearby including excellent superstore shopping facilities at Bridge of Dee, David Lloyd Health Club, Norwood Hall Hotel and the Robert Gordon's University campus. Nearby Cults provides good speciality shops, tennis courts, library and excellent schools. The old Deeside railway line is just a short walk away.

Directions

From the Bridge of Dee roundabout travel west along Garthdee Road and after passing Robert Gordon's University on the left pass Auchinyell Road on the right. Follow the road round to the left take the second exit on the left, to the Norwood Hall driveway, the West Lodge is on the left hand corner.



Accommodation comprises

Accommodation:

West Lodge:

Ground floor:

Entrance hallway and staircase.

Lounge: 4.74 x 3.26m (approx.)

Dining Room: 3.15 x 2.93m (approx.)

Kitchen: 3.88 x 2.96m (approx.)

Sitting Room: 5.28 x 5.23m (approx.)

Master Bedroom: 5.49 x 3.50m (approx.)

En-Suite: 4.15 x 2.81m (approx.)

Shower Room.

Double Bedroom 2: 4.77 x 2.98m (approx.)

First Floor:

Double Bedroom 3: 3.53 x 3.27m (approx.)

Letting Wing:

Ground floor:

Entrance hallway and staircase.

Sitting Room and Kitchenette: 6.94 x 6.06m (approx.) at widest.

Inner hallway.

Bathroom.

Double bedroom with en-suite: 3.51 x 2.92m (approx.)

Double Bedroom 2: 5.31 x 2.72m (approx.)

First Floor:

Sitting Room: 6.28 x 5.82m (approx.)

Double Bedroom 3: 3.31 x 3.23m (approx.)

Double Bedroom 4: 5.79 x 3.12m (approx.)

Bathroom.

View this property here

<https://www.aspc.co.uk/search/property/360055/West-Lodge-Norwood-Hall--Garthdee-Road/Aberdeen/>

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