

**Bielside Cottage, 21 North Deeside Road,**

Bielside, Aberdeen, AB15 9AD

Price Over

**£200,000**

**Under offer**

 **2**
 **1**
 **1**

 **66 m<sup>2</sup>**
 **F**
 **Council Tax Band E**



**Contact Solicitor**

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**Features**  Garage  Garden

**Description**

We are delighted to offer for sale this charming **two bedroom semi-detached cottage** with single garage and walled rear garden, situated within the desirable suburb of Bielside on the outskirts of Aberdeen city. Requiring renovation throughout, this nonetheless delightful property still retains original period features, including deep skirtings, panelled doors, picture railings and deep silled windows. Offering the purchaser the rare opportunity to put their own “stamp” on their new home, the cottage represents an excellent purchase for a first time buyer, professional couple or young family. Early viewing is highly recommended.

Entry to the property is via the Sun Room, which enjoys triple aspect views via deep silled windows over the rear walled garden. Benefitting from plenty of natural light, the Sun Room is of neutral décor and carpeting, while the original deep silled window from the Dining Kitchen remains.

A 15 pane Georgian style door leads from the Sun Room into the Dining Kitchen. Of traditional decoration and laminate wood effect flooring, two deep silled windows overlook the front and rear of the property, while a feature window with frosted slimline panel also includes a deep display sill. With space available for a dining table and chairs, the Dining Kitchen includes a range of wood fronted base and wall units, with contrasting splash back tiling and roll top work surfaces which incorporate a stainless steel sink with drainer. Within the Kitchen there is a freestanding "Zanuzzi" fridge/freezer and washing machine, in addition to a combination oven/grill with 4 ring gas hob. Within the Dining Kitchen two wooden slatted doors allows access to the central heating boiler and hot water cylinder.

A panelled door from the Dining Kitchen allows access to the Lounge, which enjoys lovely views over the garden via a deep silled picture window. A cosy and inviting room, there is ample space available for freestanding furnishings. An electric fire is surrounded by a wooden mantel with marble hearth and inset – ideal for creating a comfortable atmosphere during the colder weather.

From the Lounge, a carpeted hallway with twin deep silled windows facing the rear allow access to the remainder of the living accommodation. At the end of the Hall, a panelled door leads into the spacious Master Bedroom. Fully carpeted, a charming deep silled window area provides views across the garden. Featuring picture railings and a deep display alcove, the Master Bedroom also includes twin double fitted wardrobes with elevated storage cupboards above.

A panelled door from the Hall leads into Double Bedroom Two, which is of traditional décor and carpeting. While a double deep silled window provides views over the garden, a fitted single wardrobe provides shelf and hanging space in addition to elevated storage. A further cupboard allows for further storage space, while the attractive white painted mantelpiece still lies in situ.

Completing the living accommodation is the Family Bathroom. Accessible from the Hall via a panelled door, the Bathroom includes a coloured three piece suite with shower attachment for the bath. Fully tiled around the suite, there is a mirrored cabinet above the wash hand basin, while a deep silled double frosted window allows for plenty of natural light. A ceiling hatch allows access to the loft space above.

Outside, the property sits within well established garden grounds. A sloping driveway allows access to the property from the North Deeside Road and leads to the single garage. A gate from the driveway allows access to the fully enclosed and south facing rear garden, which attracts abundant bird and insect life. A paved pathway leads around the garden, which offers ample opportunities for "al fresco" dining and is lined with decorative borders. To the centre of the garden is an area which is laid to lawn, in addition to a large established flower bed which is stocked with variety of seasonal plants and flowers.

Viewing is highly recommended in order to fully appreciate the excellent location and future potential this property has to offer. Further benefits include gas central heating, TBC glazing and mains services. All carpets, curtains, blinds, light fittings and white appliances are to be included within the sale.

Bielside is one of the most 'exclusive' suburbs in Aberdeen, located approximately 5 miles from the City Centre, and with an excellent primary school and community centre at nearby Cults. Secondary education is provided close by at the International School and Cults Academy and there is a good range of quality shopping in both Cults and Peterculter. Other shopping and leisure facilities in the area include 'The David Lloyd' fitness centre, Boots and Sainsburys and Asda Superstores, all of which are a short drive away. Deeside Golf Club is only 10 minutes walk from the property, while Peterculter Golf Club is a short drive away. With many forest walks available nearby, the Old Deeside Railway Line is also excellent for cycling and walking and less than 5 minutes away. Bielside is also well positioned for an easy commute to Westhill, Kingswells and Dyce and is on the main city bus route

**Accommodation:-** Sun Room, Dining Kitchen, Lounge, Hall, Bathroom, Bedroom Two, Master Bedroom

**Directions** Proceed through Cults and continue past the Cults Parish Church on the right hand side. Continue along the road, where the entrance to No 21 is located on the left hand side, just opposite the entrance to Cairn Road on the right.

## Notes

Two Bedroom Semi-Detached Cottage

Single Garage

Double & Single Glazing

Gas Central Heating

66m<sup>2</sup>

**Council Tax** Band E

**EPC** Band F



## View this property here

<https://www.aspc.co.uk/search/property/360589/Bieldside-Cottage--21-North-Deeside-Road/Aberdeen/>

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