

**10 Oakhill Grange,**  
Aberdeen, AB15 5EB

Fixed Price  
**£875,000**

7 3 5 411 m<sup>2</sup> EPC **B** Council Tax Band **H**



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**Features** Garage Garden

**Description**

Rubislaw Villas provides a rare opportunity to acquire an extremely spacious thoughtfully designed **DETACHED TOWNHOUSE** in an excellent West End location. The house offers accommodation over four levels, which have been designed to provide a layout and finish compatible with the modern lifestyle. The house features versatile living and entertaining areas, a luxurious appointed fitted Kitchen with numerous integrated appliances, opulent Bathrooms and En-Suites to most of the generously proportioned Bedrooms. The house also enjoys the benefits of Gas Central Heating, Double Glazing, Alarm System, a fitted Kitchen with island unit, Four Bedrooms with En-Suite facilities and separate Dressing/Wardrobe Areas and the Lower Level has been designed in multi screen which could be Cinema, Games Room and an adjacent Gym Room.

Throughout, the house has high quality Oak flooring, carpets and ceramic floor finishes and in addition, one Bedroom has been laid out as a Lady's Dressing Room with fitted furniture for shoes, handbags and the like, another as a Study with positions for three children and another area as a fitted Dressing Room. This undoubtedly represents a rare opportunity for the discerning buyer to acquire a

quality thoughtfully designed and beautifully appointed spacious family home which affords the opportunity to move in with the minimum of inconvenience.

Oakhill Grange is situated within Aberdeen's West end providing a unique opportunity to relax in refined surroundings within easy distance of Aberdeen's numerous cultural attractions, bespoke boutiques, galleries and award winning hotels and restaurants. Oakhill Grange is within the catchment area for Mile End Primary School, Aberdeen Grammar School and the many private schools that Aberdeen has to offer. Public transport facilities are available and give easy access to the City Centre.

**DIRECTIONS** From Union Street, follow Albyn Place to Queens Cross then head north along Fountainhall Road to Kings Gate. Turn left along Kings Gate and then right at the Atholl Hotel onto Oakhill Road. Oakhill Grange is second on the right from Oakhill Road.

## **THE ACCOMMODATION, OVER FOUR LEVELS, COMPRISES:-**

### **(LOWER GROUND FLOOR)**

**HALL:** Hall with access to garage, tiled floor, pendant lights.

**MULTI-USE/CINEMA/GAMES ROOM:** Extremely spacious Cinema Room/Den/Games Room with TV point on wall, side door, blinds, fitted carpet.

**GYM AREA/FAMILY ROOM:** Bar/Gymnasium/adaptable Family Room with built-in cupboard housing the hot water tank, TV point, downlighters controlled by dimmer switch, fitted carpet.

**CLOAKROOM TOILET:** Cloakroom with tiled floor, wall mirror, heated towel rail and medicine cabinet with concealed shaver point, downlighters, extractor fan.

**UTILITY ROOM:** Utility Room with base units with ample worktop space, concealed central heating boiler, stainless steel sink unit with mixer tap, pendant light, ceramic floor tiles, side window, extractor fan.

**WINE CELLAR:** Wine store with storage rack, tiled floor and light pendant.

### **(GROUND FLOOR)**

**RECEPTION HALLWAY:** Reception Hallway with stairway to upper and lower levels with hardwood handrail and glazed panels, exterior door with glazed panels and adjacent glazed side screens, glazed panelled double doors to lounge, two double storage/cloak cupboards one housing the control panel for alarm system, glazed panelled door to kitchen/dining room/family room, further shelved storage cupboard, downlighters, Oak flooring.

**CLOAKROOM TOILET:** Cloakroom with white w.c. and w.h.b., large wall mirror, toiletries storage shelf, toiletries storage cupboard with concealed shaver point, heated towel rail, downlighters, matching floor tiles.

**LOUNGE:** Impressive Lounge with double picture window with linear ceiling with concealed lighting, downlighters to main ceiling and to side areas, Oak flooring, TV points, glazed panelled double doors to dining room.

**KITCHEN/DINING ROOM/FAMILY ROOM:** Kitchen/Dining Room/Family Room all on open plan again with Oak flooring.

Beautifully appointed fitted Kitchen with high gloss base and wall units with matching island unit with Miele Induction Hob, concealed pop up Extractor, downlighters, stainless steel sink unit, instant hot water tap, concealed integrated Fridge/Freezer and Dishwasher each with matching door panels, integrated Combination Microwave/Oven, Fan Assisted Oven, Steam Oven, Plate Warmer, Coffee Machine, Wine Fridge with all appliances being Miele. The island unit incorporates a Breakfast Bar. Door to rear decking area, downlighters, Oak flooring, extractor fan.

Dining Room with side window, pendant light and double doors to lounge with adjacent family area.

Family area with side window and bi folding doors overlooking the rear garden, TV point, electrically operated blinds.

## **(FIRST FLOOR)**

**HALL:** Extremely spacious Hall with double storage/linen cupboard, downlighters and deep walk in storage cupboard.

**MASTER BEDROOM WITH EN-SUITE DRESSING AREA AND BATHROOM:** Double Bedroom with picture window to rear, linear ceiling, downlighters, TV point, fitted carpet.

Dressing Room with shelves, hanging space and wall mirror.

The En-Suite Bathroom is part tiled with five piece white suite with oval bath, cisternless w.c., his and hers w.h.b. and walk in double shower with rainfall and handheld showers with glazed screens, two medicine cabinets, wall mirror, downlighters and matching tiled floor, extractor fan.

**BEDROOM TWO WITH EN-SUITE DRESSING AREA AND BATHROOM:** Double Bedroom with picture window, feature curved wall, fitted blinds, fitted carpet, TV point.

Dressing Area with shelves, hanging space and wall mirror.

The En-Suite Bathroom has a four piece white suite with two w.h.b's with medicine cabinets above, w.c., wall mirror, bath with fitted shower over, downlighters, matching floor tiles, extractor fan, fitted blinds.

**BEDROOM THREE:** This Double Bedroom to the rear with wall to wall wardrobes is currently fitted out as a lady's shoe and handbag dressing area fully fitted with Hulsta furniture. Pendant light fitment, fitted carpet, fitted blinds.

**BEDROOM /STUDY:** Study to front with a range of fitted Hulsta furniture providing work areas for 2/3 people with desk surfaces, shelving and virtual wall to wall storage cupboards. Pendant light fitment, fitted carpet, fitted blinds.

**SHOWER ROOM:** Part tiled Shower Room with white cisternless w.c., w.h.b. and matching shower tray with rainfall and handheld showers, heated towel rail, floor tiles, wall mirror and medicine cabinet with concealed shaver point, extractor fan.

## **(TOP FLOOR)**

**HALL:** Hall which is bright and airy with Velux roof light. Built-in cupboard, downlighters, fitted carpet.

**MASTER BEDROOM SUITE:** A further Master Bedroom Suite is located on the top floor with one part with picture windows ideal for a bedroom area and large enough to have an adjacent sitting area. The other area is fitted out partly with Hulsta furniture with shelves, hanging space, drawer units and two

double and one single tall wardrobe with shelves and hanging space. 3 x pendant light fittings, fitted carpet.

The En-Suite Bathroom is part tiled with white suite comprising bath with shower over and glazed shower screen, cisternless w.c., w.h.b., wall mirror, shaver point, heated towel rail and matching floor tiles. Velux window, downlighters, extractor fan.

**BEDROOM FIVE WITH EN-SUITE DRESSING AREA AND BATHROOM:** Double Bedroom to front with quite superb virtual full height corner picture window with spectacular views over Aberdeen City, TV point. 3 x pendant light fittings, fitted carpet.

Dressing Area with shelves and hanging space.

The En-Suite Bathroom is part tiled with cisternless w.c., w.h.b. and bath with fitted shower over, glazed shower screen, medicine cabinet, wall mirror and concealed shaver point. Velux window, heated towel rail, extractor fan.

**BEDROOM/DEN WITH BALCONY:** Double Bedroom with features being the sloping Velux windows, virtual full height window and adjacent screen which incorporates a French door opening to the balcony and curved wall, TV point, 2 x pendant light fitting, fitted carpet.

Balcony with sunny aspect and superb outlook over open amenity area.

#### **(OUTSIDE)**

**DRIVEWAY:** Lock block Driveway.

**DOUBLE GARAGE:** Double Garage with electrically operated roller door, light, power and storage areas at rear.

**STORE:** Outside Store with light.

#### **FRONT GARDEN:**

Garden to front and side laid out in lawn.

#### **SIDE GARDEN:**

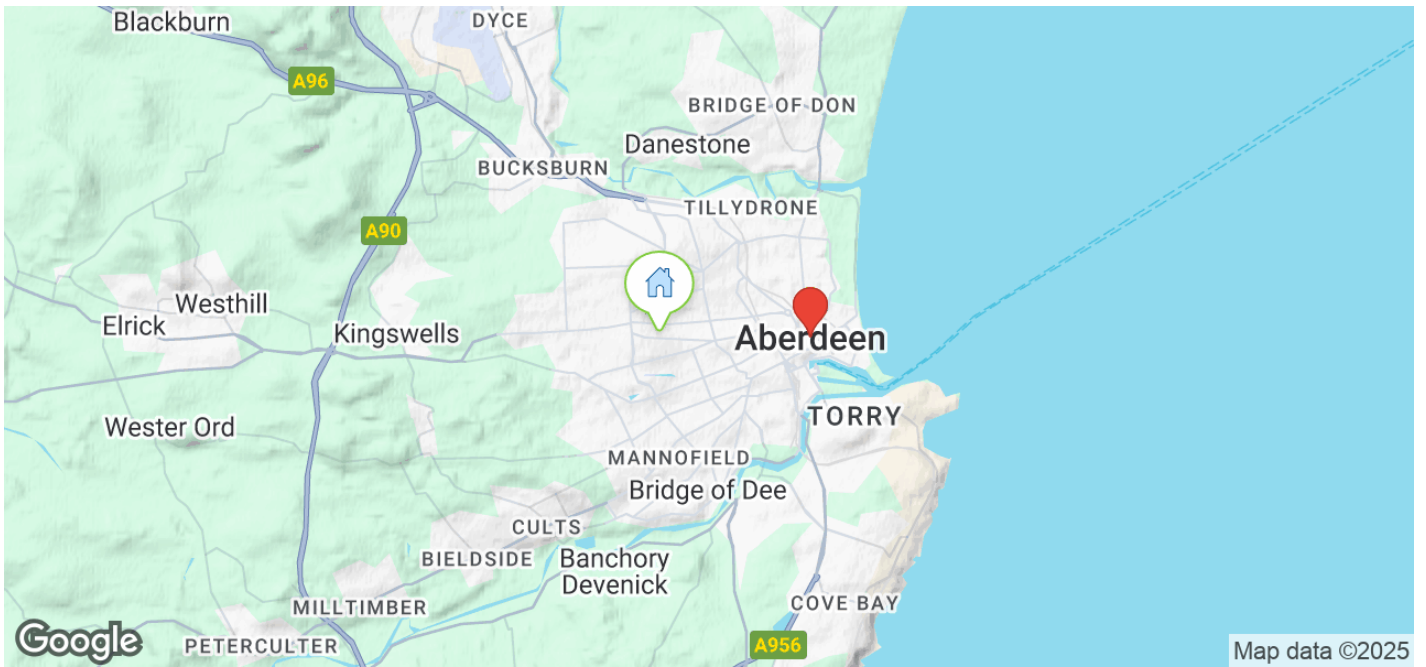
The Side Garden on a lower level has a garden shed and is laid out with some shrubs.

**REAR GARDEN:** The Rear Garden has a decked area, slate patio and paths, raised flower beds and lawn providing an easily maintained seasonal extension to the main living area.

**BIN STORE:** Bin Store Area.

**GENERAL:** The property has light Oak flooring and marble floor finishes in some rooms and together with all carpets, fitted blinds and light fittings, these are to be included in the price.

**EPC BANDING:** B



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