



3 Earlsark Drive, Bielside,
Aberdeen, AB15 9AH

Fixed Price £480,000
£10,000 below market value
(as at 11/06/2025)

peterkins



Virtual Furniture

3 Earlsark Drive, Bielside,
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Fixed Price £480,000

- Refurbished Detached Dwellinghouse
- Lounge with Feature Media Wall & Inset Electric Fire
- Open Plan Breakfast Kitchen & Dining/Family Room
- Cloakroom
- Office/Bedroom 5
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms (Two with En-Suites)
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Extremely Well Maintained Gardens
- Double Width Driveway & Double Garage

Viewing contact:
Peterkins (01224) 428100

Ref: 47338/1
EPC: C TAX: G
Floor Area: 177m²
Tenure: Ownership

**** £10,000 BELOW MARKET VALUE (AS AT 11/06/2025) ****

Description:

Early viewing is essential to appreciate the stylish interior of this **impressive detached dwellinghouse** situated in a quiet cul-de-sac within the sought-after suburb of Bielside. The property has undergone an extensive refurbishment programme throughout to include a new luxury kitchen, utility room, cloakroom, en-suite shower rooms, family bathroom and patio doors in the lounge and kitchen which lead out to the rear garden. In addition, the house boasts fresh neutral décor complimented by new oak interior doors, quality blinds and floor coverings.

Prospective purchasers will no doubt be impressed by the level of spacious family accommodation on offer which spans over two floors and comprises: Welcoming entrance hallway with staircase leading to the upper floor; cloakroom; lounge with a feature media wall and inset electric fire; open plan breakfast kitchen and dining/family room with appliances; utility room with appliances; office/bedroom 5. Upper Floor: Master bedroom with en-suite shower room; three further bedrooms (two with en-suite shower rooms); family bathroom; loft access. Outside there are extremely well-maintained gardens and a tarred double width driveway to the front of the house which leads up to the double garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale. The barstools in the breakfast kitchen will be removed.

Notes: The induction hob, built-in oven and microwave, fridge/freezer, dishwasher and tumble dryer are all new. The washing machine is less than six months old. All the carpets and floor coverings are new.

Location:

Bielside is one of Aberdeen's prime residential suburbs lying to the west of the city. There are several local shops and easy access to a wider range of shops at nearby Cults or Peterculter. Cults Primary School and Cults Academy are also within easy walking distance. The vast range of sporting and other leisure activities of Royal Deeside are within easy reach, as is Aberdeen with all amenities you would expect to find in a thriving City. The area is well served by public transport making many parts of Aberdeen easily accessible. The Aberdeen Western Peripheral Route (AWPR) expedites travel and commuting to the north and south of Aberdeen.

Directions:

From Aberdeen take the North Deeside Road passing through Cults into Bielside and the cross junction with the "The Bielside Inn" turn right onto Ballieswells Road. Follow the road for some distance up the hill taking the fourth right onto Earlsark Drive. Number 3 is situated within the first cul-de-sac on the left-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises:-

Entrance Hall:

A part glazed exterior door gives access to the welcoming hallway; carpeted staircase with a new metal balustrade and oak handrail leads to the upper floor; large built-in cloak cupboard; smoke detector; downlighters; matwell; "Moduleo" luxury vinyl flooring.

Cloakroom:

The cloakroom is fitted with a white two-piece suite comprising: W.C. with a concealed cistern and wash hand basin set into a vanity unit; large wall mounted mirror; chrome ladder towel rail extractor fan; downlighters; "Moduleo" luxury vinyl flooring.



Lounge: 21'11 x 12'0 (6.68m x 3.67m) approx.

The generously proportioned lounge has a dual aspect allowing an abundance of natural light flow into the room; double window to the front of the property fitted with "Venetian" blinds; patio doors leading out to the rear garden; contemporary wood panelled media wall with a feature inset electric fire; smoke detector; ceiling cornice; downlighters; "Moduleo" luxury vinyl flooring.

Breakfast Kitchen & Family/Dining Room: 27'6 x 10'10 (8.37m x 3.30m) approx.

The stunning Italian breakfast kitchen is fitted with a comprehensive range of soft matt grey base and wall mounted cabinets; co-ordinated work surfaces and upstands; breakfast bar; sink and drainer with a mixer tap; induction hob with a stainless steel chimney style extractor above; built-in oven and combination microwave; integrated fridge/freezer and dishwasher; double window with a rear garden aspect fitted with "Venetian" blinds; tall modern radiator; heat detector; downlighters; "Moduleo" luxury vinyl flooring.

The spacious family/dining room boasts large patio doors which lead out to the rear garden; tall modern radiator; downlighters; "Moduleo" luxury vinyl flooring.

Utility Room: 8'4 x 5'0 (2.53m x 1.53m) approx.

The functional utility room is also fitted with soft matt grey base and wall mounted cabinets; co-ordinated work surfaces and upstands; stainless steel sink and drainer with a mixer tap; washing machine; tumble dryer; wall mounted central heating thermostat; slimline side window; radiator; matwell; "Moduleo" luxury vinyl flooring; a part glazed exterior door leads out to the side of the house.

Office/Bedroom 5: 10'7 x 7'11 (3.22m x 2.42m) approx.

This versatile room is currently being utilised as a study but could easily be converted into a bedroom; window to the front of the property fitted with "Venetian" blinds; fitted office furniture; radiator; downlighters; "Moduleo" luxury vinyl flooring.

Upper Floor:

Metal balustrade and oak handrail; large walk-in storage cupboard; built-in airing cupboard; window to the front of the house fitted with "Venetian" blinds; access to the insulated and partly floored loft which is accessed via a "Ramsay" ladder; radiator; smoke detector; downlighters; fitted carpet.

Master Bedroom: 15'5 x 11'11 (4.70m x 3.64m) approx.

Well appointed master bedroom with a double window fitted with "Venetian" blinds overlooking the rear garden; two built-in wardrobes providing fantastic hanging and storage space; radiator; downlighters; fitted carpet; door leading to the en-suite shower room.

En-Suite Shower Room:

Attractive shower room fitted with a four-piece suite comprising: W.C.; twin wash hand basins set onto a wood effect wall hung vanity unit and corner shower cubicle complete with an electric shower; ceramic wall tiles around suite; shaver point; large wall mounted mirror; chrome ladder style radiator; frosted window to the front of the building; extractor fan; downlighters; under floor heating; "Moduleo" luxury vinyl flooring.

Guest Bedroom: 14'1 x 11'10 (4.28m x 3.61m) approx.

Generous guest double bedroom with a rear garden aspect; double bedroom window fitted with "Venetian" blinds; built-in wardrobe with shelf and hanging rail; radiator; downlighters; door leading to the en-suite shower room.

En-Suite Shower Room:

The lovely en-suite shower room is fitted with a white three-piece suite comprising: W.C., wash hand basin set on a wood effect wall hung vanity unit and a large walk-in tiled shower complete with a mixer shower; wall mounted mirror; chrome ladder style radiator; extractor fan; downlighters; "Moduleo" luxury vinyl flooring.

Bedroom 3: 10'7 x 7'3 (3.23m x 2.21m) approx.

The third bedroom has a pleasant view over the rear garden; window fitted with "Venetian" blinds; radiator; fitted carpet; door leading to the en-suite shower room.

En-Suite Shower Room:

The third en-suite shower room is fitted with a white three-piece suite comprising: W.C., wash hand basin set on a wood effect wall hung vanity unit and a large shower unit complete with a mixer shower; ceramic wall tiles around suite; wall mounted mirror; chrome ladder style radiator; extractor fan; downlighters; "Moduleo" luxury vinyl flooring.

Bedroom 4: 11'10 x 9'10 (3.61m x 3.00m) approx.

Bright and airy double bedroom positioned to the front of the property; double window fitted with "Venetian" blinds; built-in wardrobe with shelf and hanging rail; radiator; fitted carpet.



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Family Bathroom:

The beautiful family bathroom is fitted with a white four-piece suite comprising: W.C., sizeable wash hand basin set onto a wood effect vanity unit; bath with splashback tiling behind; tiled corner shower unit complete with a mixer shower; wall mounted LED illuminated mirror; frosted window to the front of the property; extractor fan; downlighters; "Moduleo" luxury vinyl flooring.

Outside:

There are extremely well-maintained gardens to the front, sides and rear of the house.

The front garden is laid to grass with a pathway leading up to the front door.

The fully enclosed, secluded and child/pet friendly rear garden is also mainly laid to grass with a raised patio area with a flower/shrub border providing a superb area for outdoor entertaining. In addition, there is a tall boundary hedge and garden shed. A paved pathway leads round to the side of the house where there is an outdoor water tap.

Parking:

There is a double width tarred driveway to the front of the house which provides off street parking for two cars and leads up the double garage.

Double Garage: 5.11m x 4.45m approx.

The integral double garage has an automatic roller door operated by remote control with power and light installed. It also houses the central heating boiler and the gas/electric meters. An internal door gives access to the hallway.

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