



42 Baillieswells Drive, Bieldside,  
Aberdeen, AB15 9AX

Offers Over £385,000

**peterkins**





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- Substantial five bedroom detached dwellinghouse
- Open-plan Living Room/Dining Room/Breakfast Kitchen
- Conservatory
- Utility Room
- Master Bedroom with En-suite Shower Room
- Four Further Double Bedrooms
- Games Room/Study
- Modern Family Bathroom with Separate Shower Cubicle
- Gas Central Heating
- Double Glazing
- Intruder Alarm
- Attractive Garden Grounds to the Front and Rear
- Integral Double Garage with Additional Storage Area
- Extensive Driveway for Several Vehicles

Viewing contact Peterkins  
(01224) 428100  
Ref: 20337/6  
EPC: D    TAX: H  
Floor Area: 182m<sup>2</sup>  
Tenure: Ownership

#### Description:

We are pleased to offer for sale this **substantial five bedroom detached dwellinghouse** which is located in the desirable Bielside area of Aberdeen. The property would make a fantastic family home, benefitting from an excellent open plan living and dining space and generously proportioned rooms. The property spans over two floors and comprises on the ground floor: Entrance vestibule; hallway; open-plan living room/dining room/breakfast kitchen; conservatory; master bedroom with en-suite shower room; two further double bedrooms; and modern family bathroom. The lower floor accommodation comprises: lower hallway; utility room; two further double bedrooms; games room/study; and shower room. Outside, there are attractive garden grounds and an integral double garage with additional storage space behind. Heating is provided by a gas central heating system, all windows are double glazed and an intruder alarm has been installed. The fitted flooring, light fittings, curtains, blinds and fitted furniture will be included in the sale. Other items of furniture may be made available by separate negotiation.

#### 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 are 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 North Deeside Road passing through Cults into Bielside and the cross junction with the "The Bielside Inn." Take the next right onto Prospecthill Road. Take the first left and follow the track along until the end, turning right into the driveway at the rear of number 42, as indicated by our "For Sale" sign.

#### The ground floor accommodation comprises:-

##### Entrance Vestibule: 1.61m 1.14m approx. (5'3" x 3'8")

A uPVC door leads to the entrance vestibule with pendant light fitting; coving; glass paneled door leads into the hallway; carpet; and matwell.

##### Entrance Hallway:

A carpeted L-shaped hallway with coving; smoke detector; three wall lights; two radiators; and giving access to the kitchen, living room, three bedrooms, bathroom, two built-in cupboards and carpeted staircase with wooden banister leading down to the lower floor accommodation.





U-shaped Living Room/Dining Room/Breakfast Kitchen on Open-Plan: 7.89m x 6.53m approx. at widest (25'10" x 21'5")

**Living Room Area:** 6.53m x 4.45m approx. at widest (21'5" x 14'7")

Welcoming living room with impressive feature fireplace with coal-effect gas fire set in stone with a chrome surround and marble hearth; coving; three 2-branch wall lights; large window leading into the conservatory, allowing an abundance of natural daylight to enter and fitted with curtains and a pelmet; low level heating system; part-glass fronted display cabinet; fitted carpet.

**Dining Room and Breakfast Kitchen:** 6.53m x 3.31m approx. at widest (21'5" x 10'10")

The bright breakfast kitchen area is fitted with a great selection of base and wall mounted units and ample work surfaces with upstands; large picture window with a front aspect and fitted with vertical blinds and a pelmet; 5-branch light fitting; coving; thermostat; 1.5 sink and drainer with mixer tap; under unit lights; ceramic hob with splashback behind and chimney-style cooker extractor fan above; integrated oven; integrated microwave oven; integrated spice rack; dishwasher; breakfast bar; and wooden flooring.

The dining room area also benefits from a large window to the front which is fitted with vertical blinds, curtains and a pelmet; 3-branch light fitting; low level heating system; fitted carpet.

**Conservatory:** 6.40m x 1.62m approx. (20'11" x 5'3")

Accessed from the living room, the bright and cozy conservatory provides a peaceful spot for relaxing or reading and has a beautiful outlook over the mature garden grounds and the rooftops beyond; fitted carpet.

**Master Bedroom:** 3.82m x 3.71m approx. (12'6" x 12'2")

Spacious master bedroom with triple formation window with a rear aspect and fitted with vertical blinds, curtains and a pelmet; ceiling light; fitted cabinets surrounding the bed; further fitted wardrobes; radiator; and fitted carpet.

**En-Suite:**

Shower room fitted with a three-piece suite in white, comprising a fully tiled double shower cubicle with electric powered shower and glass sliding door, wash hand basin and pedestal, and W.C. and cistern; vanity unit with cupboards and shelves; wooden ceiling panels; extractor fan, downlights; and fitted carpet.

**Bedroom 2:** 3.82m x 3.02m approx. (12'6" x 9'10")

Good-sized double bedroom with triple formation window to the rear of the property fitted with vertical blinds, curtains and a pelmet; ceiling light; built-in cupboard with shelves and clothes hanging rail and loft hatch; radiator; and fitted carpet.

**Bedroom 3:** 3.42m x 3.21m approx. (11'2" x 10'6")

Further double bedroom with freestanding wardrobe with clothes hanging rails, drawers and cupboards and integrated mirror with light above; double formation window overlooking the front garden and fitted with a vertical blind, curtains and a pelmet; pendant light fitting; radiator; and fitted carpet.

**Family Bathroom:**

Fitted with a 4-piece suite in white comprising a large fully tiled double shower cubicle with mains powered shower with rainforest showerhead, hand held showerhead and glass sliding door, corner bath with tiling to dado height behind, W.C and cistern, wash hand basin set in vanity unit with mirrored splashback; frosted window to the front of the property fitted with a roller blind; gloss ceiling panels fitted with downlights; electric shaver point; ladder-style heated towel rail in chrome; laminate flooring.

The lower floor accommodation comprises:-

**Lower Hallway:**

Carpeted hallway with ceiling light; access door to the double garage; uPVC door to the rear garden; matwell; two pendant light fittings; radiator; hall cupboard with clothes hanging rail, shelf above, coat hooks and pendant light.

**Utility Room:** 2.80m x 1.92m approx. at widest points (9'2" x 6'3")

Useful space housing the washing machine and tumble dryer; single sink and drainer; work surface with a row of ceramic tiling to upstands; wall-mounted units; and tiled carpet flooring.

**Bedroom 4:** 3.79m x 2.72m approx. (12'5" x 8'11")

Double bedroom fitted with a double formation window and fitted with vertical blinds and curtains and enjoying a view of the rear garden; pendant light fitting; radiator; and fitted carpet.

**Bedroom 5:** 3.80m x 2.72m approx. (12'5" x 9'3")

Bright double bedroom with double formation window, again overlooking the rear garden and fitted with vertical blinds and curtains; pendant light fitting; radiator; and fitted carpet.

**Games Room/Study:** 4.47m x 4.10m approx. at widest (14'7" x 13'5")

This spacious and versatile room could lend itself well as a games room, study, or snug, among other uses; strip light; extractor fan; radiator; and fitted carpet.

**Shower Room:**

Fitted with a fully-tiled corner shower cubicle with mains powered shower and sliding screen, wash hand basin and pedestal, W.C and cistern; mirrors on two walls; overhead light; and fitted carpet.













#### Outside:

There are attractive garden grounds to the front and rear. The front garden is mainly laid to lawn with a lock-block path to the front door of the property and mature hedges at either side. The private rear garden grounds are populated by a selection of mature trees, shrubs and bushes, including an apple tree, with a boundary fence to one side and an established hedge border to the other. The property also benefits from a generous area of lawn, rotary clothes dryer and paved patio area next to the back door, ideal for enjoying the sunshine. A paved path and steps run along the side of the property and lead up to the front garden.

**Double Garage:** 6.22m x 5.73m approx. (20'4" x 18'9") and then opening up to 6.22m x 9.80m approx. at the longest points (20'4" x 32'1")

There is an integral double garage with an electric up-and-over door and strip lighting; power; wall-mounted units and shelves for storing tools and garden equipment; and an additional storage area behind the main garage area. The garage also houses the central heating boiler with carbon monoxide detector, the central heating controls, gas meter and electricity meter.

#### Parking:

There is ample space for several vehicles in the extensive L-shaped tarmac driveway to the rear of the property.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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