



Former Craigiebuckler Manse,  
Springfield Road, Aberdeen, AB15 8AA

Offers Over £410,000

**peterkins**



# Former Craigiebuckler Manse, Springfield Road, Aberdeen, AB15 8AA

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- Unique Five/Six Bedroom Detached Manse
- Lounge & Dining Room
- Breakfast Kitchen
- Library/Sitting Room
- Office/Bedroom
- Cloakroom
- Four Bedrooms
- Family Bathroom
- Box Room
- Gas Central Heating
- Double Glazing
- Two Large Stores
- Large Parking Area & Garage

Viewing contact Peterkins  
(01224) 428100

Ref: 46807/2  
EPC: D Tax: G  
Floor Area: 210m<sup>2</sup>  
Tenure: Ownership

## Description:

We are delighted to offer for sale this unique **five/six bedroom detached manse with garage** which enjoys a wonderful position within a peaceful cul-de-sac setting. This deceptively spacious property requires some upgrading/modernisation but would make an ideal purchase for a growing family. The versatile accommodation comprises of: Entrance vestibule with staircase leading to the upper floor; cloakroom; generously proportioned lounge with a bay window and feature fireplace; dining room with a feature fireplace; breakfast kitchen with appliances; library/sitting room; office/bedroom. Upper Floor: Four bedrooms; box room; bathroom with an over bath shower. Outside there are gardens to the sides and rear of the property together with a garage and parking area to the front of the house providing great off-street parking for two/three cars. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, integrated white goods, light fittings, blinds and curtains will be included in the sale.

**Note:** It is believed that planning permission would be considered for the adjoining plot and offers would be considered subject to the grant of planning permission. The combined plot and house would make an excellent redevelopment project for a developer.

## Location:

Springfield Road is located in the West End of the city and has easy access to a wide range of local amenities including public transport services, excellent shopping facilities at Seafield and Mannofield and the ring road. Hazlehead Park with its wide-open spaces, lovely countryside walks and two 18-hole golf courses are within easy walking distance, as are the renowned Johnstone Gardens. The property is also conveniently placed for a selection of restaurants and hotels on Queens Road and there are reputable schools serving the area.

## Directions:

From Union Street travel west along Alford Place and proceed onto Albyn Place. At the Queens Cross roundabout take the second exit continuing on Queens Road. Proceed straight ahead at the next two roundabouts and follow the road for some distance through the next three sets of traffic lights. At the junction turn left onto Springfield Road, then take the third road on the on the right signposted "185-191 Springfield Road". Former Craigiebuckler Manse is situated on the left as indicated by our "For Sale" sign.

## The accommodation comprises of:-

### Entrance Hallway:

A part glazed original timber exterior door with glazed panel above gives access to the entrance vestibule; radiator; ceiling cornice; pendant light fitting; matwell; tiled floor; a glazed door leads through to the hallway.

### Hallway:

Spacious hallway with a large under stair storage cupboard housing the electric meter; carpeted staircase with a turned wooden handrail leads to the upper floor; radiator; smoke detector; ceiling cornice; two pendant light fittings.



#### Cloakroom:

Fitted with a two-piece cloakroom suite; wall mounted mirror; frosted window to the front of the house fitted with a roller blind; pendant light fitting; fitted carpet.

#### Lounge: 20'2 x 15'6 (6.15m x 4.73m) approx.

Exceptionally spacious lounge with a wonderful bay window overlooking the rear garden; feature fireplace with a tiled inset and hearth complete with an open fire; two radiators; two wall lights; ceiling cornice; three branch ceiling light fitting; stripped and varnished wood floor; sliding door to the dining room.

#### Dining Room: 15'2 x 12'10 (4.61m x 3.91m) approx.

The dining room has a lovely dual aspect; feature fireplace with a tiled inset and hearth complete with an open fire; radiator; ceiling cornice; three branch ceiling light fitting; stripped and varnished wood floor.

#### Breakfast Kitchen: 18'5 x 10'2 (5.61m x 3.10m) approx.

Well-equipped breakfast kitchen fitted with an comprehensive range of cream high gloss base and wall mounted cabinets linked by contrasting work surfaces and ceramic wall tiles; breakfast bar with base cabinets providing additional storage; 1.5 x stainless steel sink and drainer with a mixer tap; five ring gas hob with a stainless steel chimney style extractor hood above; built-in double oven; integrated fridge/freezer, washing machine and dishwasher; serving hatch to the dining room; heat detector; two spotlight fittings; window to the side of the house fitted with vertical blinds together with a further small window to the front; radiator; heat detector; bar spotlight fitting; vinyl flooring; door leading to a rear hallway which gives access to the garage and stores.

#### Library/Sitting Room: 13'7 x 12'3 (4.13m x 3.73m) approx.

This versatile room has a lovely dual aspect; windows to the side and rear of the property which allow an abundance of natural light flow into the room; built-in bookshelves; radiator; ceiling cornice; three branch spotlight fitting; fitted carpet.

#### Office/Bedroom: 10'5 x 7'10 (3.17m x 2.39m) approx.

This multi-purpose room could be utilised as an office/study or single bedroom; window overlooking the side of the property fitted with "Venetian" blinds; radiator; ceiling cornice; three branch spotlight fitting; fitted carpet.

#### Upper Floor:

The upper hallway gives access to the remaining accommodation; large picture window on the staircase fitted with vertical blinds; built-in "L" shaped cupboard providing great storage; hatch to the loft; radiator; smoke detector; two pendant light fittings; fitted carpet.

#### Bedroom 1: 14'9 x 12'1 (4.49m x 3.69m) approx.

Generous double bedroom with a side and rear aspect; built-in double wardrobe with sliding mirrored doors; wash hand basin set into a vanity unit with a wall light above; radiator; pendant light fitting; fitted carpet.

#### Bedroom 2: 14'9 x 11'2 (4.49m x 3.41m) approx.

Well-appointed double bedroom overlooking the rear garden; built-in double wardrobe with sliding mirrored doors; wash hand basin set into a vanity unit; shaver point; radiator; two pendant light fittings; fitted carpet.

#### Bedroom 3: 14'9 x 9'3 (4.49m x 2.83m) approx.

Bright and airy double bedroom again with a pleasant rear garden outlook; radiator; pendant light fitting; fitted carpet.

#### Bedroom 4: 13'10 x 11'3 (4.21m x 3.42m) approx.

The fourth bedroom also has a rear garden view; window fitted with "Venetian" blinds; two built-in storage cupboards with access to the eaves; lie-in's wall mounted shelving unit; radiator; loft hatch; spotlight fitting; fitted carpet.

#### Box Room: 13'10 x 7'2 (4.22m x 2.18m) approx.

Built-in cupboard housing the central heating boiler; sloped ceiling; radiator; two "Velux" windows; pendant light fitting; fitted carpet.

#### Bathroom:

Fitted with a three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and bath complete with an over bath electric shower and glass shower screen; wall tiles around suite; shaver point; wall mounted mirror; frosted window to the side of the house fitted with vertical blinds; heated towel rail and radiator; extractor fan; ceiling light fitting; vinyl flooring.







#### Outside:

The side and rear gardens are mainly laid to grass with borders stocked with well-established shrubs, trees and plants.

#### Garage:

The garage has an up and over door with power and light installed.

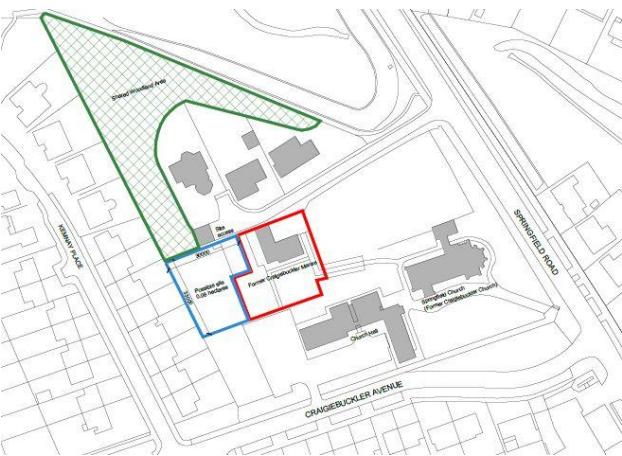
#### Parking:

There is an off-street parking area to the front of the house for two or three cars.

#### Other:

The layout may be subject to amendment and final agreement. The plot is believed to be suitable for separate development and it is expected that any sale would be subject to a purchaser obtaining planning permission. Appropriate boundary enclosures will be erected before a sale is finalised.

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#### 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.