



“The Spinney”, Borrowstone,
Kingswells, AB15 8RR

Offers Over £415,000

peterkins



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- Detached Bungalow with Beautiful Countryside Views
- Living Room with Wood Burning Stove
- Dining/Family Room
- Modern Breakfast Kitchen
- Utility Room
- Master Bedroom with En-Suite Shower Room
- Three Double Bedrooms
- Shower Room & Bathroom
- Studio/Home Office
- Well Maintained Gardens
- Tarred Driveway
- Double Garage
- Air-Sourced Heating
- Solar Panels
- Double Glazing

Viewing contact Peterkins
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Ref: 48182/2

Description:

Early viewing is highly recommended to appreciate this **four-bedroom detached bungalow** which enjoys a truly idyllic setting located between Kingswells and Westhill. The property offers the perfect blend of countryside tranquility and unrivalled convenience, with easy access to the City Centre. The spacious accommodation is all on one level and comprises of: Entrance vestibule; welcoming “L” shaped hallway with loft access; generously proportioned living room with a feature fireplace and wood burning stove; dining/family room; modern breakfast kitchen; inner hallway with rear garden access; utility room; shower room; master bedroom with en-suite shower room; three further double bedrooms with built-in wardrobes; family bathroom. Outside there are well-maintained gardens and a long, tarred driveway to the side of the house which leads up to the double garage. In addition, there is a studio/home office located behind the garage. The property benefits from an air-sourced heat pump, double glazing and solar panels with a feed-in tariff. The fitted flooring, light fittings, blinds, curtains, EV charger and generator will be included in the sale.

Location:

The property is located between Kingswells and Westhill and only a 15-20 minute drive to the City Centre which is linked by an excellent commuter road. There is a great range of amenities at nearby Westhill which include a Marks & Spencer food store, Tesco supermarket, Costco, further various quality retail units, a swimming pool, library and medical centre. Excellent primary and secondary schools are located nearby, and the property is conveniently located for the office and industrial complexes situated at Westhill which have attracted many prominent business users. Aberdeen Airport and of course the AWPR are also easily accessible. Excellent primary and secondary schools are also located nearby.

Directions:

From Aberdeen, travel West on the A944 road and at the Kingsford roundabout take the third exit onto Borrowstone Road. Follow the road for approximately 1 mile then turn left down a private road. “The Spinney” is the first house on the right as indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance Vestibule:

A part glazed uPVC exterior door with glazed side panel gives access to the entrance vestibule; built-in storage cupboard housing the electric meter; radiator; ceiling light fitting; solid wood floor; a glazed door leads through to the hallway.

Hallway:

Welcoming “L” shaped hallway; two built-in storage cupboards; wall mounted central heating thermostat; hatch with a “Ramsay” ladder to the loft; two radiators; downlighters; solid wood floor.



Living Room: 22'4" x 19'5" (6.81m x 5.93m) approx.

Generously proportioned living room with a feature brick fireplace complete with a wood burning stove; two radiators; smoke and CO detectors; ceiling cornice; two ceiling light fittings; solid wood floor; triple formation patio doors fitted with vertical blinds lead out to the front garden and provide stunning views over the surrounding countryside.

Dining/Family Room: 15'3" x 10'10" (4.64m x 3.29m) approx.

This versatile room could be utilised as a dining or family room; window to the side of the house fitted with vertical blinds; radiator; smoke detector; downlighters; laminate flooring; access to the breakfast kitchen.

Breakfast Kitchen: 19'2" x 13'9" (5.84m x 4.18m) approx.

Modern breakfast kitchen fitted with a comprehensive range of cream high gloss base and wall mounted cabinets linked by quartz work surfaces and glass splashbacks; under cabinet and plinth lighting; 1.5 x stainless steel sink and drainer with a mixer tap; induction hob with a stainless steel chimney style extractor hood above; built-in double oven; dishwasher; space for an "American" style fridge/freezer; separate island incorporating additional base units with a quartz work surface and breakfast bar; window overlooking the rear garden and a further full length window to the side of the property fitted with vertical blinds; heat detector; downlighters; laminate flooring; glass double doors lead through to the inner hallway.

Inner Hallway:

The inner hallway features full length windows fitted with vertical blinds and a part glazed uPVC exterior door which leads out to the rear garden; radiator; downlighters; tiled floor; access to the utility room and shower room.

Utility Room: 7'1" x 6'0" (2.17m x 1.84m) approx.

Functional utility room fitted with base and wall mounted cabinets; co-ordinated work surface with splashback tiling; stainless steel sink and drainer with a mixer tap; space for a washing machine and tumble dryer; radiator; fluorescent strip light; tiled floor.

Shower Room:

Attractive shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a wall hung vanity unit and a large aqua panelled shower enclosure complete with a mixer shower and separate tap; wall tiles to dado height; wall mounted mirror and glass display shelf; two frosted windows to the rear of the property; chrome ladder style radiator and additional radiator; downlighters; tiled floor.

Master Bedroom: 11'6" x 10'5" (3.51m x 3.17m) approx.

Well-appointed double bedroom with a pleasant front garden aspect; large window; wall to wall wardrobes with sliding mirrored doors providing excellent hanging and storage space; radiator; pendant light fitting; laminate flooring; door leading to the en-suite shower room.

En-Suite Shower Room:

The fully tiled en-suite shower room is fitted with a white three-piece white suite: W.C. with a concealed cistern, wash hand basin set into a vanity unit and a shower enclosure complete with a mixer shower; shaver point; wall mounted mirror; frosted window to the side of the house; radiator; downlighters; tiled floor.

Bedroom 2: 12'6" x 10'6" (3.82m x 3.19m) approx.

Spacious second double bedroom with a large window overlooking the rear garden; built-in wardrobe; radiator; pendant light fitting; laminate flooring.

Bedroom 3: 12'5" x 10'6" (3.78m x 3.19m) approx.

The well-sized third double bedroom is positioned to the rear of the house; window; built-in wardrobe; radiator; pendant light fitting; laminate flooring.

Bedroom 4: 11'5" x 10'5" (3.47 x 3.17m) approx.

Fourth double bedroom with a front garden aspect; large window; built-in wardrobe; radiator; pendant light fitting; laminate flooring.

Family Bathroom:

The family bathroom is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with a mixer and electric shower together with a glass shower screen and curtain; aqua panels behind the bath and wall tiles; wall mounted LED illuminated mirror; frosted window to the rear of the property; chrome ladder style radiator and additional radiator; downlighters; tiled floor.







Studio/Home Office: 5.80m a 3.19m approx.

The studio/home office is located behind the double garage and makes a great addition to the home; three windows overlook the rear garden; three extractor fans; downlighters; “French” doors lead out to the rear garden.

Outside:

Well-maintained gardens surround the property. The front and side gardens are mainly laid to grass with a patio area to the front and borders stocked with mature trees, shrubs and plants. A paved pathway leads up to the front garden. The rear garden is predominantly laid for low-maintenance to granite chips and paving. There is also an outdoor water tap, feature apple tree and poly tunnel. **Note:** The generator which is located within the bunker to the side of the building, and the EV charger will be included in the sale.

Parking:

There is a large, tarred driveway to the side of the property providing off-street parking for several cars and leads up to the detached double garage.

Double Garage:

The double garage has an automatic door operated by remote control with power and light installed. A side door leads out to the rear garden.

Other Information:

EPC: C

Council Tax: Band G

Tenure: Ownership

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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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