

**DEEVIEW
WEST TILBOURIES
MARYCULTER AB125GD**



OUTSTANDING FIVE BEDROOM STEADING ENJOYING AN ELEVATED POSITION WITH BEAUTIFUL OPEN VIEWS TOWARDS THE RIVER DEE AND ROLLING COUNTRYSIDE BEYOND
INTERNAL VIEWING ESSENTIAL TO APPRECIATE THE STANDARD OF ACCOMMODATION ON OFFER

Accommodation:- Entrance Vestibule, Central Reception Hallway, Cloakroom, Formal Lounge with feature fireplace and French doors leading to Conservatory, Formal Dining Room, family Bathroom, Two Double Bedrooms, Guest Bedroom Suite with Study/Nursery and en suite Shower Room, Inner Hallway leading to beautifully appointed fitted Kitchen on open plan with Family/Dining Area, Utility Room, Rear Hallway, Master Bedroom Suite with built-in wardrobes, Dressing Room and en suite Bathroom, further Double Bedroom. Beautifully landscaped Garden Grounds. Large Driveway. Single Garage.
(Equestrian Facilities including Eight Stables, Tack Area and Shower Area, enclosed Menage, Seven Paddocks, grazing grounds extending to approx 9.6 acres available under separate negotiation).

OFFERS OVER £650,000

VIEWING BY ARRANGEMENT WITH BANCHORY SELLING AGENTS

DESCRIPTION

Rarely does the opportunity arise to acquire a substantial FAMILY HOME with stunning open views over Deeside and the rolling countryside beyond towards Bennachie, within such close proximity to the City Centre. The property sits in 1.1 acres approx, and has been finished to an exceptionally high specification throughout, with the use of quality fittings and fixtures, doors, skirtings and surrounds. The property is a converted Steading, with five Double Bedrooms, generous Public Rooms and beautifully appointed fitted Kitchen with open plan Dining/Family Area which offers a perfect hub to the property. This delightful home enjoys the comforts of Oil Fired Central Heating together with Triple/Double Glazing, has a wired Fire Alarm System, Burglar Alarm and boasts excellent storage facilities throughout. Located only some 9 miles from the City Centre, the property enjoys a convenient location, yet enjoys peaceful, tranquil surroundings the extent of which can only be appreciated by viewing. Early viewing will be essential to appreciate the opportunity to acquire this truly outstanding family home. All carpets and floor coverings, blinds and light fittings together with the integrated appliances in the kitchen, will be included in the sale. **Note** – The sellers have obtained Planning Permission for various alterations to the Steading together with the erection of a large double garage. Full details are available on request.

The property can be offered For Sale along with an Equestrian Facility and a further approx 9.6 acres of grounds at a separate cost of Offers Over £130,000.

Deeview is situated in a quiet elevated position in Maryculter, with views from the house being quite panoramic. This affords an extremely rare opportunity to reside in a most beautiful tranquil setting, yet one which offers easy access to Aberdeen City. The location would be ideal for those who enjoy outdoor pursuits, with hill walking and forest walks available nearby and in the area there are various golf courses and, of course, Salmon and Sea Trout fishing on the River Dee.

Aberdeen, a cosmopolitan port and oil capital of Europe with a population of 212,000, provides all the ancillary leisure, recreational, shopping, entertainment and cultural facilities one would expect of a vibrant city. Its status as the "Oil Capital" provides the city with an international airport and an ever expanding range of domestic and European flights. There are also regular inter-city services from the city's railway station. The property itself is set in the catchment area for Lairhillock Primary School and Cults Academy, whilst there are also a number of private schools in the city including The Hamilton School, Robert Gordon's College, St Margaret's and Albyn School and the International School in Cults. There are also two universities and several colleges of further education.

DIRECTIONS/

DIRECTIONS:

Travelling west on the South Deeside Road from Bridge of Dee continue for 7 miles; pass the Old Mill Inn on the right hand side and continue past the Maryculter House Hotel. Travel through woods, pass the sharp turn to the left and sharp turn to the right and approximately 1/2 mile ahead take the second track on the left hand side signposted "Deeview" and follow track ahead to top of the hill. "Deeview" is located to the rear as indicated by our For Sale Sign.

THE ACCOMMODATION COMPRISES:-

ENTRANCE VESTIBULE: Hardwood door with glazed panel provides access to the Vestibule which in turn leads to the hallway, low level built-in cupboards housing fuse box and electricity meter, fire alarm control point, Karndean flooring.

CENTRAL RECEPTION HALLWAY:

The Central Reception Hallway offers access to the lounge, dining room, kitchen/family room, guest suite, two further bedrooms and bathroom, solid hardwood flooring.

CLOAKROOM:

Fitted with a modern white two-piece suite.

LOUNGE/

LOUNGE:



27'4" x 20' approx. Substantial Lounge with four windows to the side of the property enjoying an open outlook with magnificent views over the River Dee and countryside beyond, French doors to the Conservatory, finished in neutral décor complemented by solid hardwood flooring and boasts an open fire set within an attractive wooden surround and stone hearth, television and telephone connections.

CONSERVATORY:



15'4" x 13'2" approx. Conservatory enjoying beautiful views of the garden and countryside beyond towards the River Dee and Bennachie, French doors lead to the garden, ceramic floor tiling.

DINING ROOM/

DINING ROOM:



19'5" x 11'2" approx. Formal Dining Room with two windows to the front, space for full size dining suite, solid hardwood flooring.

FAMILY BATHROOM:

Family Bathroom fitted with white three piece suite comprising bath with shower over and shower attachment, w.c. and wash hand basin, splashback tiling, Karndean flooring, extractor fan, wall mirror and shaver point.

DOUBLE BEDROOM:

16'7" x 10'2" approx. Double Bedroom to the side with built-in wardrobes with mirror fronted sliding doors, television and telephone connections.

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10'9" x 16'7" approx. Double Bedroom to the side with built-in wardrobes with mirror fronted sliding doors, television and telephone connections.

GUEST SUITE/

23'8" x 12'6" approx. **Guest Suite with Study/Nursery and en suite Shower Room**



Guest Suite located to the side of the property, finished in neutral décor with complementing fitted carpet, built-in wardrobes with mirror doors offering ample shelf and hanging space.

GUEST SUITE:

En Suite Shower Room fitted with three piece white suite comprising shower enclosure, w.c. and wash hand basin set into vanity unit with storage cupboards below, splashback tiling, shaver point, extractor fan.

9'2" x 8'6" approx. Study/Nursery located within the guest suite which could be utilised in a number of ways, hatch providing access to sizeable loft space.

KITCHEN:

30'4" x 24'1" approx. **Kitchen/Family/Dining Area on open plan**



Beautifully appointed Kitchen fitted with a range of quality base and wall mounted units which incorporate work surfaces, inset sink unit, integrated **Fridge/Freezer, Double Oven, Hob** with chimney-style **Extractor Hood** above, integrated **Dishwasher**, Karndean flooring.



Large Family/Dining Room on open plan with the kitchen, French doors opening to front courtyard, access to inner hallway and utility room, large area offering a perfect hub to the property with ample space for living and dining furniture, solid hardwood flooring, television and telephone connections.

UTILITY ROOM/

UTILITY ROOM:

10'1" x 8'1" approx. Utility Room fitted with base and wall mounted units, integrated **Washing Machine, Tumble Dryer** and further **Fridge/Freezer**, boiler, stainless steel sink units, rear facing window, Karndean flooring.

INNER HALLWAY:

Inner Hallway offering access to the master suite and further double bedroom.

MASTER SUITE/

Master Suite with Dressing Area and En Suite Bathroom



20'10" x 13'4" approx. Double Bedroom featuring full length windows to the side drawing in ample natural light and affording a beautiful open outlook, finished in neutral décor with complementing fitted carpet, wall to wall built-in wardrobes offering extensive shelf and hanging space, further side window, television and telephone connections.



12'1" x 7'4" approx. Fully tiled En Suite Bathroom fitted with four piece suite comprising bath, shower enclosure with waterfall head and further shower attachment, w.c. and wash hand basin set into vanity unit with storage cupboards below, Karndean floor, heated towel rail, wall mirror, shaver point and extractor fan.

MASTER SUITE:

7'3" x 6'5" approx. Dressing Room, currently used as a walk-in dressing room, offering excellent shelf and hanging space, fitted with plumbing for Bathroom.

DOUBLE BEDROOM:

19'5" x 9'2" approx. Versatile Double Bedroom to the front finished in neutral décor with complementing fitted carpet, built-in wardrobe with mirror fronted sliding doors, television and telephone connections.

LOFT:

Two large, well insulated and part floored Loft Areas. It is thought that these areas may be suitable for further accommodation providing the correct planning consents were sought.

OUTSIDE/



OUTSIDE:



(Views from property and surrounding area)

The property itself is set within beautifully landscaped Garden Grounds mainly laid to lawn bordered by a selection of mature plants and shrubs, various patio areas, central courtyard. The sellers have recently installed a new patio area to the side of the property where you can enjoy the summer sun and panoramic views towards Aberdeen City, River Dee and Bennachie beyond.

DRIVEWAY:



Large Driveway leading to:-

GARAGE/

GARAGE: Single Garage with up and over door, power and light. **Note** – The sellers have applied and been granted Planning Permission for the erection of a detached double garage. Plans are available upon request.

EQUESTRIAN FACILITIES: The property can be sold along with the Equestrian Facilities, Menage and Paddocks, which make this the only property of its standard and type available in the area with such advantages. **The Equestrian Facility and Grounds are available at a separate negotiation cost of Offers Over £130,000.**

GENERAL: All carpets and floor coverings, blinds and light fittings together with integrated appliances in the kitchen, will be included in the sale.

Note – Please note that the sellers have applied for and been granted planning permission for various alterations within the Steading and also for the erection of a detached double garage. Full plans are available upon request.

BAN/LH/AA

MORTGAGE & FINANCIAL ADVICE

Our team of highly qualified Independent Financial Services Consultants have computerised access to a wide range of products available from all lenders. Special legal package available for First Time Buyers.