



Prestigious West End residential suburb

Detached property with four double bedrooms & mature gardens

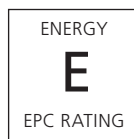
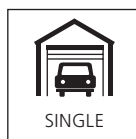
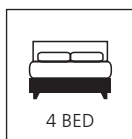


20 Baillieswells Road

Bieldside, Aberdeen, Aberdeenshire, AB15 9BB



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"...The city centre is approximately 6 miles to the West of the property and is easily commutable and is well served by regular local transport..."

This superior detached dwelling is situated in the prestigious residential suburb of Bieldside. With superb educational and recreational facilities close by at Cults, Milltimber and Peterculter.

The city centre is approximately 6 miles to the West of the property and is easily commutable and is well served by regular local transport. The city provides all that one would expect from modern day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy.

You also have some superb recreational and leisure facilities all with easy reach and for the outdoor enthusiast, the open spaces of the Royal Deeside offers a choice of outdoor activities.

The city offers excellent Bus and Rail service with National and International flights being provide from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.





“...well proportioned property with its substantial accommodation spanning two floors has been tastefully decorated...”

20 Baillieswells Road

Number 20 Baillieswell Road is a superior, four double bedroomed detached dwelling, situate in the prestigious residential suburb of Bieldside approximately six miles West of Aberdeen and within easy reach of the city centre. This well proportioned property with its substantial accommodation spanning two floors has been tastefully decorated in a semi-neutral canvas, suitably complimented with laminate flooring and carpets. The property further befits from full double glazing and gas central heating throughout. With its sought after location and fantastic family accommodation early viewing is strongly recommended.

Property comprises; ground floor: vestibule, hall leading to all lower ground floor accommodation, exceptional large South facing lounge, kitchen/dinning, formal dining room, utility room, bedroom four/study and down stairs shower-room/WC.

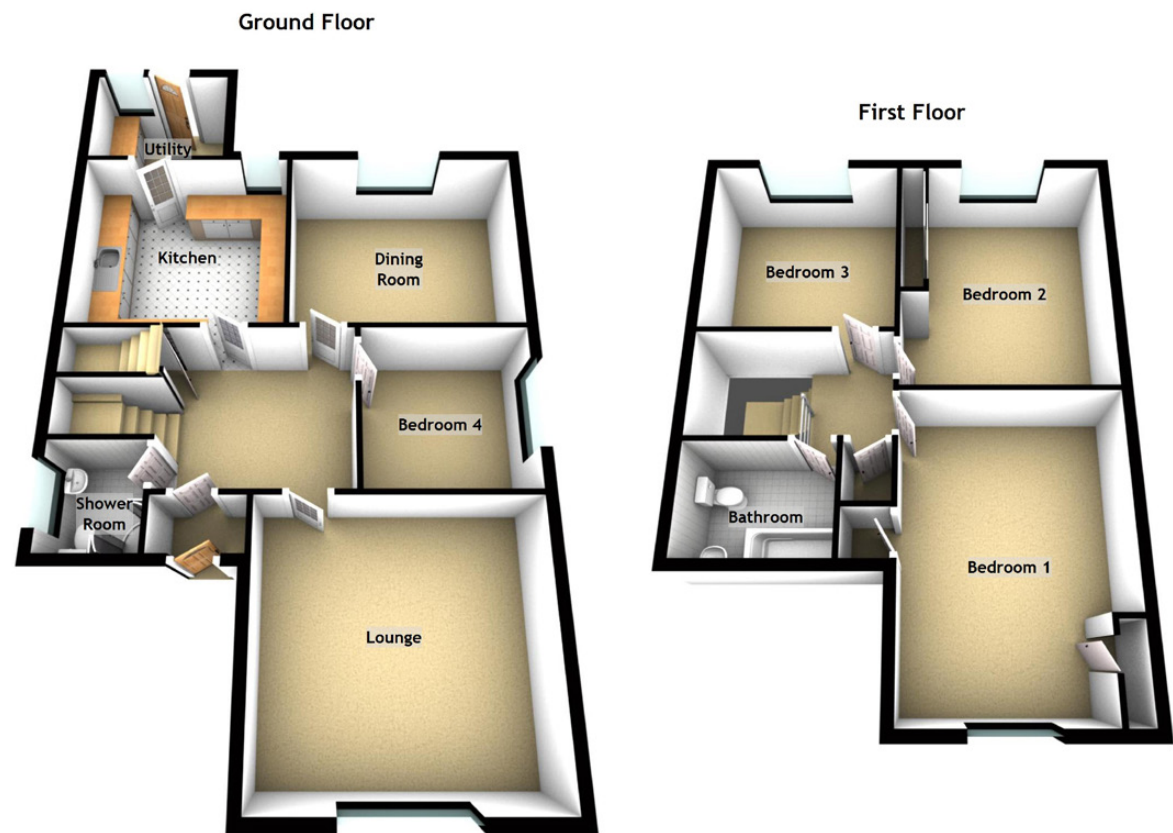
First floor: master bedroom with changing room, two further large double bedrooms with a recently fitted immaculate family bathroom, in addition you have ample storage facilities and cupboards on both floors

Gardens/outside: To the front of the property a South facing garden with a small boundary wall, tarred drive way leading to the garage and front of house. Partially laid to lawn with mature trees plants and shrubs. The large garage is adjacent to the West side of the property with up and over door allowing ample parking for several cars. To the rear of the property you have a two tier garden laid mostly to lawn, with a verity of plants and shrubs, a large elevated patio area is a fantastic addition and ideal for barbecues and outside entertaining. This enclosed rear garden is also a safe and secure environment for pets and children.





Bedrooms & Bathroom



APPROXIMATE DIMENSIONS
(Taken from the widest point)

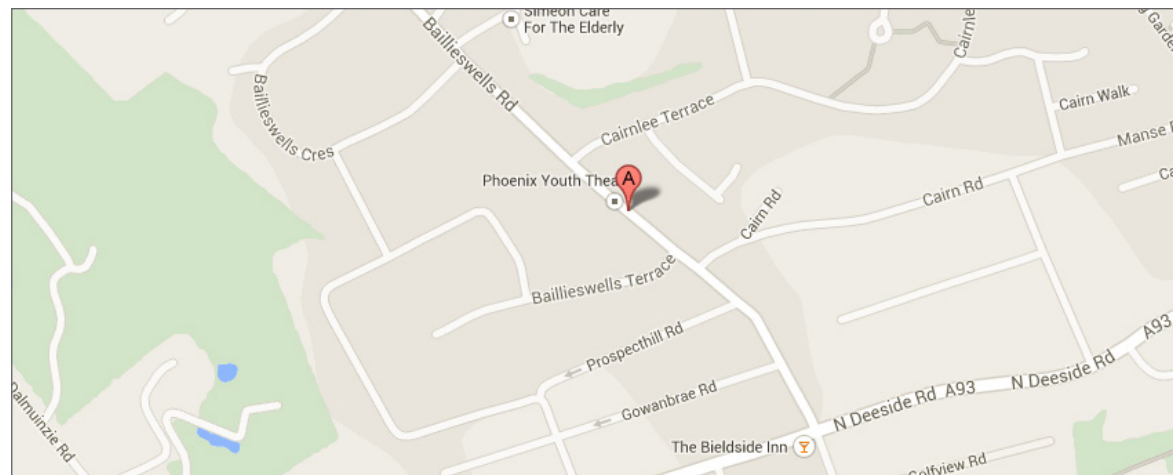
Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen	3.70m (12'2") x 3.40m (11'2")
Dining Room	4.00m (13'1") x 3.40m (11'2")
Utility	2.50m (8'2") x 1.90m (6'3")
Bedroom 1	5.20m (17'1") x 3.70m (12'2")
Bedroom 2	4.50m (14'9") x 3.70m (12'2")
Bedroom 3	3.40m (11'2") x 3.40m (11'2")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")

Bathroom	3.20m (10'6") x 1.90m (6'3")
Shower Room	1.80m (5'11") x 1.30m (4'3")

EXTRAS
(Included in the sale)

All floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, main drains, water and gas





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Text and description
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Surveyor



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