

17 Station Road West

PETERCULTER, AB14 0US



Detached five-bedroom, recent renovation and modernisation throughout, in a prestigious village location, close to all amenities



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This a fantastic opportunity to purchase this well-proportioned detached five-bedroom dwelling in the prestigious village of Peterculter. Number 17 Station Road West is located in a very popular residential location and within easy commuting distance of the city centre. The current owner has recently completed a full renovation and upgraded this property to the highest of specifications, further benefiting from immaculate fresh neutral decor, new bathroom and shower rooms with gas central heating, and new double-glazed windows with an open plan kitchen dining and family area. The property provides fantastic and versatile living accommodation over two floors. With its prestigious desirable location, this family home is undoubtedly a must-view.

LOUNGE/KITCHEN/DINER



The internal accommodation comprises an entrance vestibule to front facing lounge boasting exceptional proportions and is open plan to the formal dining and kitchen area with French doors leading to the rear patio area and garden. The new modern dining kitchen has a large selection of quality base and wall units with quality integrated appliances.



The family area is flooded with natural light through two large picture windows and a modern electrical fire adds that touch of grandeur.



THE UTILITY & SHOWER ROOM



A guest three-piece shower room is accessed from the utility room with a double bedroom/office completing the ground floor accommodation.

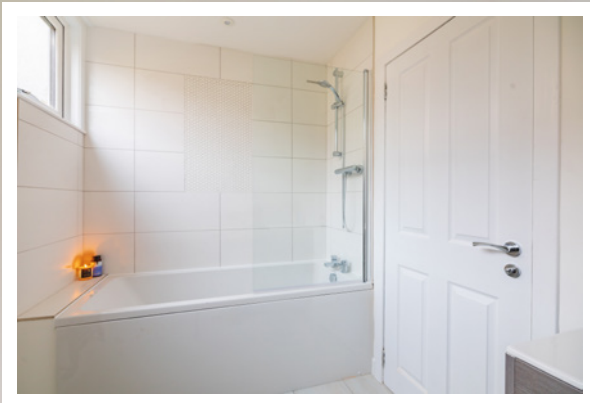
BEDROOM 5



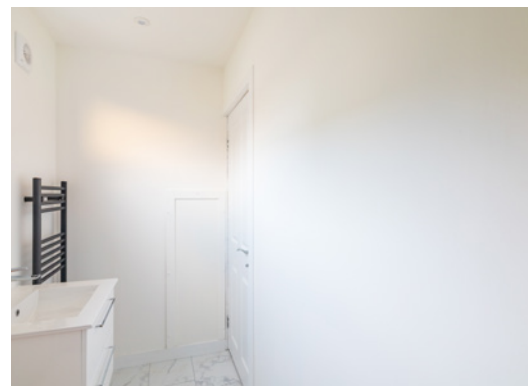


A carpeted staircase with wooden balustrade to the first-floor hallway, in turn, leads to the master bedroom with a built-in wardrobe and en-suite shower room, three further double bedrooms all with storage and a centrally located family bathroom complete the accommodation. In addition, there are ample storage cupboards throughout the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

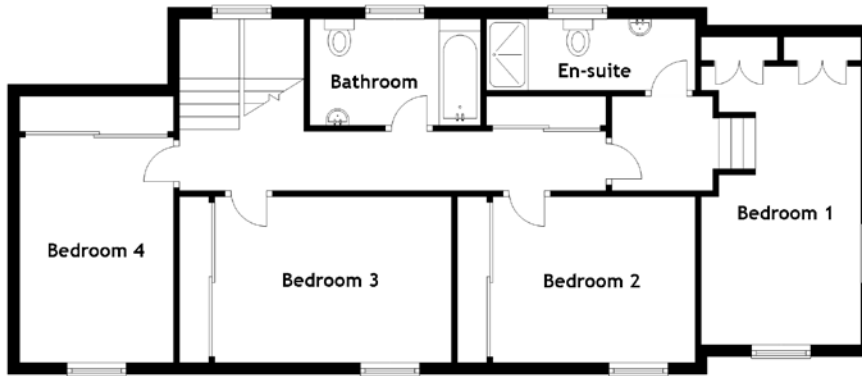
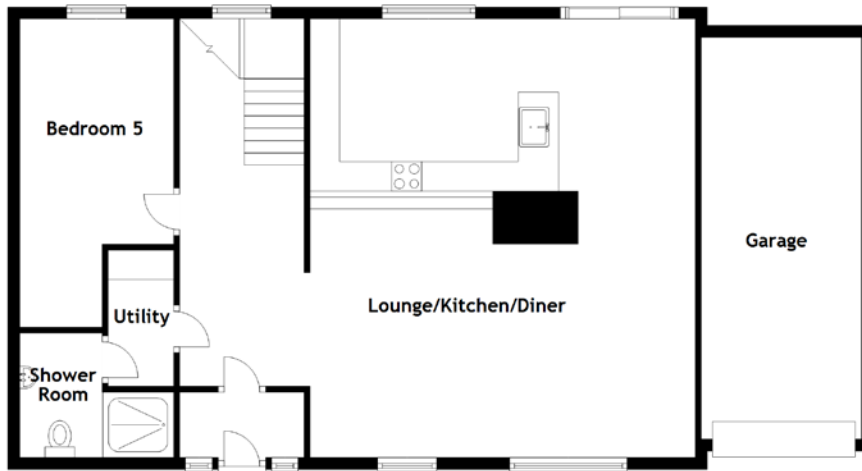


To the front of the property, a sloping driveway allows for off-street parking in front of the garage. A large private decked area to the front of the house is perfect for some alfresco dining and enjoying the morning and afternoon sun. The extensive elevated gardens to the side and rear are enclosed by various hedging and fencing and well screened, making them particularly appealing for families with children and pets. The side garden is laid to lawn with a garden shed in the rear garden and has previously been landscaped in several tiers with an abundance of mature trees, shrubs and plants. It also incorporates an extensive patio area accessed from the dining area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge/Kitchen/Diner	8.70m (28'6") x 7.40m (24'3")
Utility	2.30m (7'7") x 1.10m (3'7")
Shower Room	2.50m (8'2") x 2.00m (6'7")
Bedroom 5	5.20m (17'1") x 2.60m (8'6")

En-suite

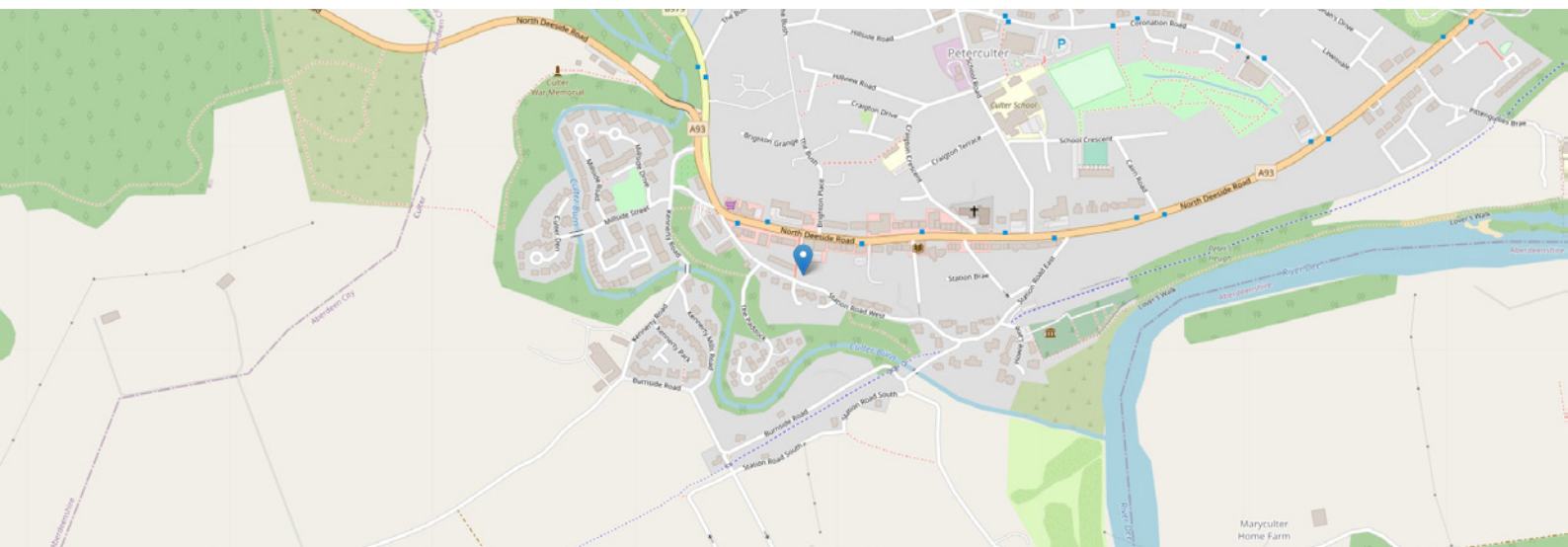
En-suite	3.52m (11'7") x 1.20m (3'11")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	4.00m (13'1") x 2.80m (9'2")
Bedroom 4	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.89m (9'6") x 1.80m (5'11")

Gross internal floor area (m²): 164m² | EPC Rating: D

First Floor

Bedroom 1	5.20m (17'1") x 2.70m (8'10")
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Extras (Included in the sale): All fitted floor coverings, light fittings, curtains and blinds.



THE LOCATION

This superior detached dwelling is located in the quiet village of Peterculter, which lies approximately 8 miles west of Aberdeen City Centre and is situated along the A93 North Deeside Road. The village offers a good range of local shops and amenities, including a GP surgery, library, restaurant and takeaway outlets, a community centre, and 18 hole golf course. Education is catered for at the local primary school, with superb reputable Cult Academy provided for Peterculter, Milltimber and Cults with further private schools available within Aberdeen City.





Excellent and regular public transport links are available to and from the city, including the number 19 bus which travels past Aberdeen University. The (AWPR) Aberdeen Western Peripheral Route is less than a few minutes from the property making all industrial areas north and south of the city readily accessible including Dyce International airport. The main East Coast Rail network also operates from Aberdeen providing a link to the central belt and the South and beyond.

There is a variety of sporting and leisure pursuits on offer at nearby Deeside Golf Course and Kippie Sports and Country Club which is within walking distance along with local shops, pubs and restaurants.

The property is approximately 6 miles to the West of the city centre providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs galore, restaurants, and eateries, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all with easy reach for the outdoor enthusiast. The open spaces of the Royal Deeside offer a choice of activities.




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