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ABERDEEN, AB15 8FS



Countesswells is a new neighbourhood that sits amidst rolling countryside and woodlands. This is an expanding residential area linked to Aberdeen City by good commuting roads. The property is also ideally placed for the new AWPR (Aberdeen Western Peripheral Route) making for easy commuting to both the North and the South of the city where many of the industrial and office complexes at Dyce, Kingswells and Westhill are located. It is also extremely convenient for Aberdeen Airport at Dyce approximately 5 miles to the North where there are national and international flights available.

North Countesswells is located in a fantastic catchment area for some exceptional and highly regarded primary and secondary schools, there are also several private schools in and around the city including Robert Gordon's College, St Margaret's School, Albyn School and the International School in Cults.

Locally there are good public transport facilities and a short drive will take you to a range of local amenities including local shops supermarkets, delicatessens, hotels, and restaurants. In fact the development is soon to have it's own small Sainsbury's store for essentials. Local sporting and recreational attractions include fishing on the River Dee which is renowned for its salmon. Mountain bike trails, hill and forest walks, with 18-hole golf courses at Deeside, Peterculter, and Hazlehead.

The City Centre is approximately 6 miles to the East of the property providing 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 within easy reach. The city offers excellent Bus and Rail service.



On entering the property the welcoming hallway provides access to the bright and airy lounge, modern dining kitchen and family room. The modern kitchen has been fully equipped with quality integrated appliances with multiple wall and base mounted units. Patio doors from the dining room and lounge lead to the private rear garden, completing the ground floor accommodation in the cloakroom and WC.

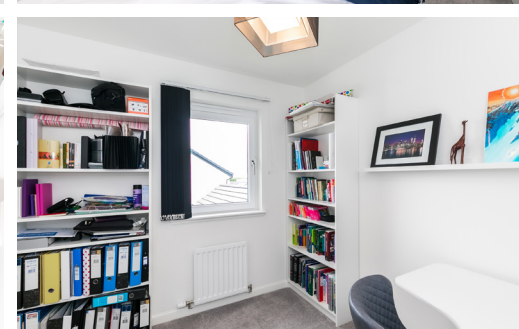
As you proceed up the carpeted staircase you will find the master bedroom with en-suite facilities, a further guest bedroom again with built-in wardrobes and en-suite facilities, together with two further well-proportioned bedrooms. The centrally located luxury family bathroom has been fitted with a white three-piece suite.

This is a fantastic home in a desirable location that would suit a young family with room to grow, and ideally located for the professional couple. Internal viewing is a must to appreciate what this stunning property has to offer.





bedrooms, bathroom & en-suites





Approximate Dimensions
(Taken from the widest point)

(Ground floor)

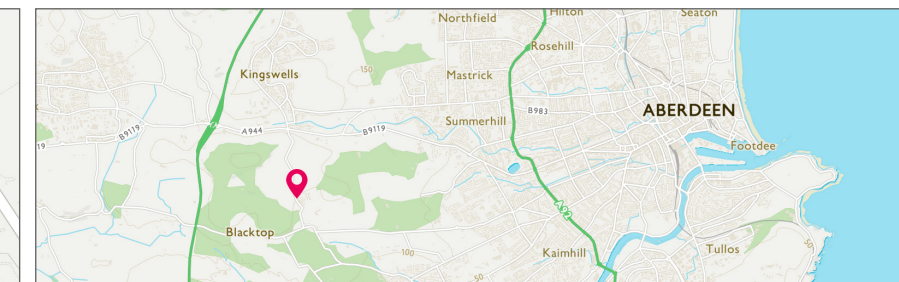
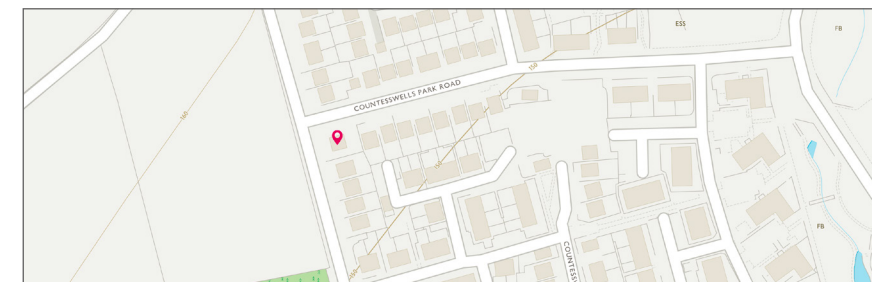
Hallway	3.8m x 2.87m (12'6" x 9'5")
Lounge	5.56m x 3.7m (18'3" x 12'2")
Kitchen	5.8m x 2.72m (19' x 8'11")
Dining Family Room	5.18m x 3.05m (17' x 10')
Cloakroom	2m x 1.07m (6'7" x 3'6")

(First floor)

Landing	3.38m x 1.9m (11'1" x 6'3")
Master Bedroom	3.66m x 2.77m (12'1" x 9'1")
En Suite	2.7m x 1.68m (8'10" x 5'6")
Guest Bedroom	3.89m x 3.43m (12'9" x 11'3")
En suite	2.18m x 1.57m (7'2" x 5'2")
Bedroom 3	3.73m x 3.43m (12'3" x 11'3")
Bedroom 4	2.74m x 2.82m (9' x 9'3")
Bathroom	2.18m x 2.1m (7'2" x 6'11")

Gross internal floor area (m²): 129m²

EPC Rating: B





Externally there is a Loc-block driveway that leads to the single garage and allows off-street parking for at least four vehicles, the garage is fitted with power and light. The front garden is laid to lawn with a small hedge and a path to the front door, access to the rear garden is from the lounge or family/dining room via patio doors or at the side of the property from the drive. This substantial rear garden is walled or fenced on all sides laid mostly to lawn with borders containing seasonal flowers shrubs and plants, a fantastic secure area for children and pets alike, perfect for some al-fresco dining, entertaining and enjoying the sun.

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