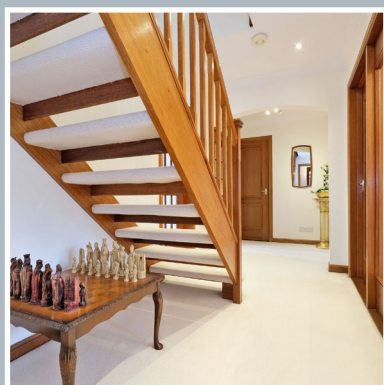




# 16 Bucklerburn Drive

Peterculter, Aberdeen AB14 0XJ



mackinnons  
solicitors



A well proportioned lounge with elegant neutral décor boasts a full height box bay window and further window overlooking the front of the property and lovely open views over the surrounding countryside. A particular focal point is the ornate marble fire surround with inglenook housing an electric inset fire.

Within the spacious dining room sliding patio doors lead out to the rear sun terrace.

Recently refurbished the stunning dining kitchen is fitted with a wide range of quality Callerton wall and base units in a contemporary finish with under unit lighting and mirrored kickplates. Corian work surface with matching upstand, moulded sink, drainer and Quooker hot tap. The Neff integrated appliances including induction hob with Gutmann extractor hood, larder fridge, microwave/oven, oven/grill, warming drawer, freezer, and dishwasher will remain. Space for a free standing wine cooler. A large central island with Corian work surface provides breakfast bar seating with additional storage below. On semi open plan, the utility area is fitted with additional wall and base units with Corian work surface and sink. The integrated washing machine will remain. Ceramic wood effect tiled floor is further enhanced by additional under floor heating.

A good sized room situated to the rear of the property offers versatile accommodation, currently used as a home office/gym this room would make an ideal fifth double bedroom.

The shower room with additional under floor heating completes the ground floor.

We are delighted to offer for sale this truly impressive four/five bedroom detached family home which has been extensively upgraded to an exceptionally high standard by the current owners. The light and airy accommodation is beautifully presented throughout and is further enhanced by stunning landscaped gardens and open country views.

The bright vestibule with tiled floor leads to the welcoming reception hall which features an extensive use of natural wood.





An open tread staircase with attractive wooden balustrade and banister leads to the galleried upper landing and remaining accommodation.

A generous main bedroom enjoys a superb open outlook with views toward the Dee Valley. Double fitted wardrobes with sliding mirrored doors offer ample shelf and hanging space. This room is further enhanced by a recently refurbished en-suite bathroom fitted with a modern suite comprising suspended vanity unit housing twin basins, suspended WC, bath with flow tap and shower attachment, separate fully tiled shower enclosure with drench head and further shower attachment and additional under floor heating.

There are three further spacious double bedrooms, all of which benefit from extensive fitted wardrobes.



A beautifully appointed family bathroom with additional under floor heating completes the living accommodation.

The property enjoys an elevated position and sits within a large corner plot with established gardens. A lock block driveway provides extensive off road parking and leads to a double garage with twin electric up and over doors equipped with power and light. The front/side garden is mainly laid to lawn, screened by a variety of established conifers, trees and mature shrubs. A gated access leads to the fully enclosed rear garden, which enjoys a high degree of privacy. Mainly laid to lawn, borders are stocked with an abundance of mature trees, shrubs and seasonal plants. A large, paved terrace provides the ideal location for outdoor entertaining.



- Gas Central Heating
- Double Glazing
- Mains Water and Drainage
- Three Public Rooms
- Four Bedrooms
- Elevated Position
- Established Gardens
- Double Garage

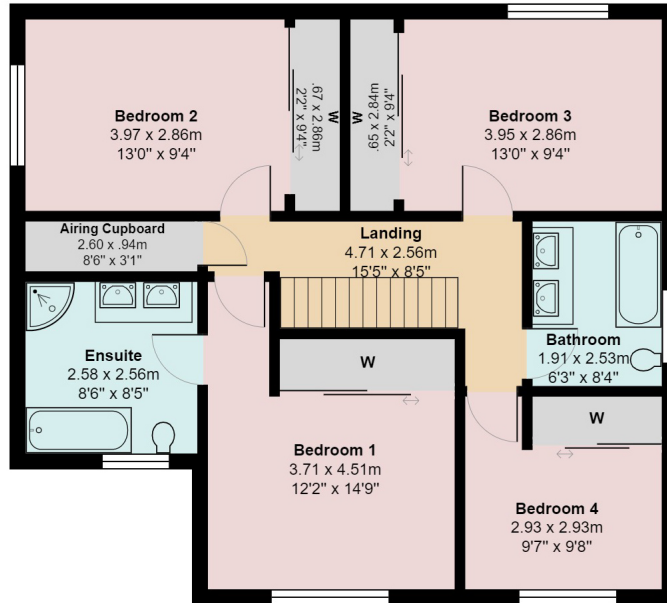
## Terms

**Council Tax**  
Band G

**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687



## OUR services

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These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.



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