



Woodcote

17 Baillieswells Road, Bieldside, Aberdeen AB15 9BB



mackinnons
solicitors



Entered via glazed exterior door with window alongside, the bright entrance leads to the welcoming reception hall which in turn provides access to most ground floor accommodation. A deep cloak cupboard in the hallway offers ample shelf and hanging space.

An exceptionally light and airy lounge boasts a large picture window to the front and further window to the side. A particular focal point is the tiled fire surround with matching hearth housing a living flame gas fire. Arch with pocket doors leads to the dining area.

A good sized dining area offers ample space for a range of furnishings and features a large picture window overlooking the side garden and benefits from access to the dining kitchen.

The well appointed dining kitchen is fitted with a wide range of wall and base units incorporating ample work surface and extensive splashback tiling. 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated hob, oven/grill with extractor fan, dishwasher and fridge will be included in the sale. Space for a breakfast table and chairs. Window to the side of the property and glazed door access to the rear porch/utility area.

A useful addition to the property, glazed on three sides with a part glazed door to the rear garden, this rear porch/utility area is fitted with additional base units and provides space for free standing appliances.

There are three spacious double bedrooms located on the ground floor, all benefitting from fitted wardrobe facilities.

The family bathroom is fitted with a three piece suite comprising vanity unit housing a wash hand basin and WC, shower over the bath. Fully tiled around the bath/shower area and to dado height elsewhere.

Situated in the desirable suburb of Bielside, we offer for sale this well proportioned five bedroom detached family home with two spacious public rooms. The property is further enhanced by extensive established gardens and a detached double garage. Woodcote is ideally positioned within easy access of local amenities, schooling, and transport links.

Bielside is one of the most 'exclusive' suburbs in Aberdeen, located approximately five miles from the city centre. Primary schooling, secondary education are available at nearby Cults. While the AWPR is easily accessible for travel north and south of the city.





A carpeted staircase with wooden handrail leads to the galleried upper landing and remaining accommodation. A large Velux window allows ample natural light into the area. A double fitted linen cupboard, further deep cupboard, and access to additional eaves storage.

Two further well proportioned double bedrooms with ample wardrobe facilities are located on the upper floor.

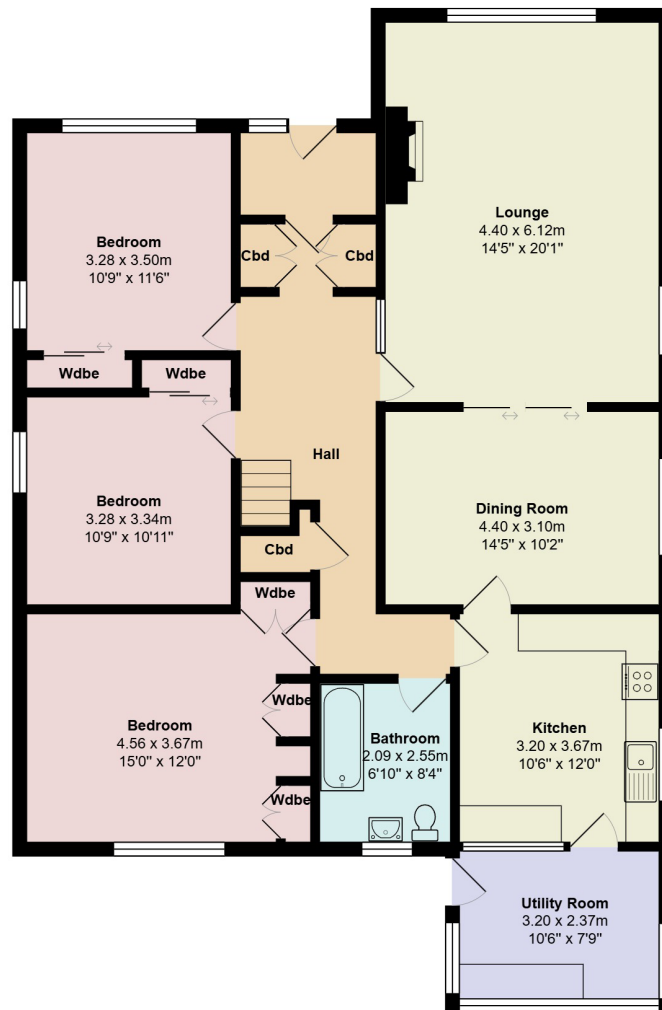
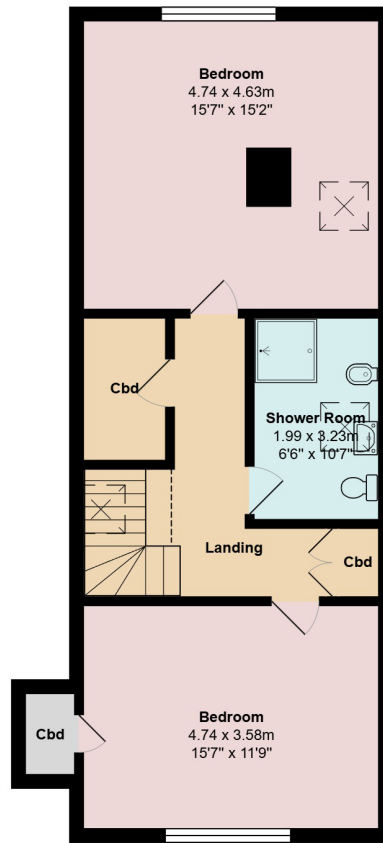
A good sized shower room fitted with a white suite completes the accommodation.



Externally, the property boasts extensive gardens, the front garden features several mature shrubs with a tarred driveway leads to a detached double garage. Enjoying a lovely south/west facing aspect, it is fully enclosed and is mainly laid to lawn with planted borders. A paved terrace and summer house to the rear of the property provide the ideal location for outdoor entertaining.



- Two Public Rooms
- Well Appointed Kitchen
- Five Double Bedrooms
- Bathroom and Shower Room
- Attractive Gardens
- Desirable Location



Terms

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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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