



A DETACHED, EXTENDED FAMILY RESIDENCE WITH A LUXURIOUS SPECIFICATION
IN AN ELEVATED POSITION WITH WONDERFUL COUNTRYSIDE VIEWS

THE POLICIES, DALMUINZIE ROAD, BIELDSIDE, ABERDEEN, AB15 9EB

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Summary

Entrance vestibule ♦ Reception hallway ♦ Cloakroom with WC and wash hand basin ♦ Sitting room ♦ Family room
Garden room ♦ Dining room ♦ Dining kitchen ♦ Utility room ♦ Guest bedroom with en suite shower room and sun room ♦ Study

First floor: Principal bedroom with en suite dressing room, en suite bathroom and separate shower enclosure ♦ Double bedroom with en suite bathroom and separate shower enclosure ♦ Double bedroom ♦ Bathroom with separate shower enclosure

Triple garage block with luggage room and lower floor dressing room ♦ Quadruple garage block with wine store, gun room, dressing room, archive room and billiard room
Summer house with veranda and two rear stores ♦ Gym

EPC = C

Aberdeen 6 miles
Aberdeen Airport 9 miles
ABZ Business Park 9 miles
Westhill Business Park 7 miles
Prime Four Business Park 4 miles
Albyn Hospital 5 miles
Aberdeen Royal Infirmary 6 miles

Directions

From Aberdeen travel west along the North Deeside Road, passing Pitfodels and Cults. On reaching Bieldside after the Bieldside Inn on the right hand side is the cul de sac road for Dalmuinzie Road. Drive up this road and take the third exit on the right hand side passing through the ornamental pillars. The Policies is at the top of the road and is entered via electric gates.



Location

Dalmuinzie Road is one of the most prestigious and sought after addresses in Aberdeen. It lies within the leafy suburb of Bieldside, approximately 6 miles west of Aberdeen city centre and within easy commuting distance of the city, the airport and the business park locations around the city and its suburbs. There are local shops and a bar/restaurant, a regular bus service to the city centre and additional amenities are available in Cults, Milltimber and Peterculter. There are excellent schools in the area including Cults Primary and Academy. Private schools close by include The International School of Aberdeen, Robert Gordon's College, St Margaret's and The Albyn School. There are also two universities and colleges of further education. The Old Deeside Railway Line is very close by, providing walking, running and cycling paths. More major shopping facilities are available at the Bridge of Dee retail parks. Aberdeen, 'the oil capital of Europe', provides the ancillary leisure, recreational, entertainment and cultural facilities that you would expect within a vibrant city.

Aberdeen International Airport has frequent flights daily to London and flights to many other destinations including Amsterdam, Paris and Frankfurt. The mainline railway runs frequent daily express services to London as well as regular services to other parts of the country and an excellent overnight sleeper service to London.

Description

Set in just under an acre, The Policies is aptly named, with landscaped grounds in an elevated position affording wonderful views over the surrounding countryside. This detached two storey property was sympathetically extended in 2005, 2006 and 2009 and offers a very flexible configuration which lends itself particularly well to multi-generational living, offering plenty of space but also privacy. A fantastic addition is the ground floor en suite bedroom with adjacent sun room. The superb public areas offer ideal circulation space for entertaining along with relaxed informal living space. Since purchasing the property, the current owners have remodelled and redecorated, creating a stylish contemporary interior with great attention to detail and an abundance of concealed storage space including built in wardrobes, cupboards and dressing rooms. Locally sourced, skilled craftsmen have fitted luxury door frames and doors. Kitchen cabinets are an Italian range from Laings of Inverurie and all the bathrooms have been replaced with luxury sanitary ware from Duravit including roll top and double ended baths and oversized shower enclosures with drench style Matki showers.

Accommodation

Entered via double doors is a vestibule with flagstone floor and exposed pointed stonework leading into the reception hallway. On one side, deep wall to wall and floor to ceiling storage cupboards provide excellent storage. A cloakroom off the hall services the ground floor area. Double doors lead into the formal dining room with triple aspect windows. An informal sitting room has patio doors and five windows with a media centre, log burning stove and concealed floor to ceiling bookcases. The family room has a twin entrance with a corner Swiss log burning stove and feature canopy and a further media centre. The heart of the house is the garden room which provides wonderful countryside views visible through the patio doors. A further room with a view is the study with double work stations, bookshelves and floor to ceiling storage cupboards. The kitchen





is beautifully appointed with an extensive range of base, drawer and wall cabinets along with luxury worksurfaces, breakfast bar and appliances. For everyday domestic tasks there is a rear utility area with garden access. The ground floor is completed by an en suite guest bedroom with large windows and adjacent sun room with flagstone floor and patio doors. A wide, turned staircase leads to the first floor. The particularly generous principal bedroom has superb views with twin aspect windows and a porthole style window. Two angled roofs have exposed beams. There is a comprehensive range of built in Italian furniture including wardrobes, dressing tables, drawers and closets. The en suite bathroom has a corner double ended bath, separate steam shower and twin wash hand basins. An elongated dressing room incorporates hanging, shelf, shoe racks and general storage space. A further double bedroom has two front windows and side aspect offering good views. The en suite bathroom has a roll top double ended bath and separate shower enclosure. A third double bedroom is adjacent to the family bathroom. This spacious room again has a double ended bath and separate shower enclosure.

Outside

A pillared entrance with electric gates leads to the elongated lock block driveway. The extensive landscaped grounds are well stocked with colourful shrubs, plants and trees. A large turning area has a circular water feature with fountain. Security floodlighting is available on a timed mechanism. Patio areas are well placed to enjoy the countryside views.

Quadruple garage block

Four electric up and over doors and personnel door. The floors for the vehicles are coated with a waterproof coating. An inner hall has a sink base unit. Walk in substantial wine cellar. A carpeted staircase leads to the lower level with a room previously used as a dressing room. Gun room with two safes. There is power, light and water and two air conditioning units. Double doors lead into the billiard room with fitted bar. There is a further room used as an archive storage.

Triple garage block

Three electric up and over doors. The floors for the vehicles are coated with a waterproof coating. A personnel door leads into the luggage room with extensive shelving. A carpeted staircase leads to the lower floor which is currently fitted out as dressing room with shoe racks, hanging rails and glass fronted wardrobes. There is power, light, water and an air conditioning unit.

Gymnasium

Purchased from Deeside Log Cabins, the detached units are upgraded with slate roof tiles and had previously been used for a gym. This space is entirely versatile as a multi purpose area.

Timber shed

The shed has power and light and is used for wood storage.

Summerhouse

This has power, light and a slate tiled roof.

BBQ Cabin

For use in all seasons.



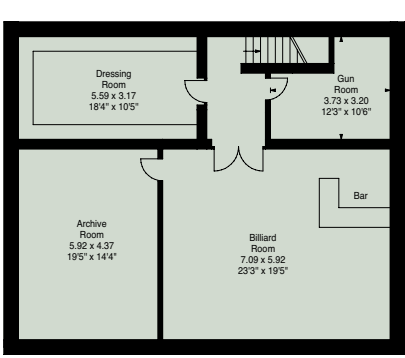
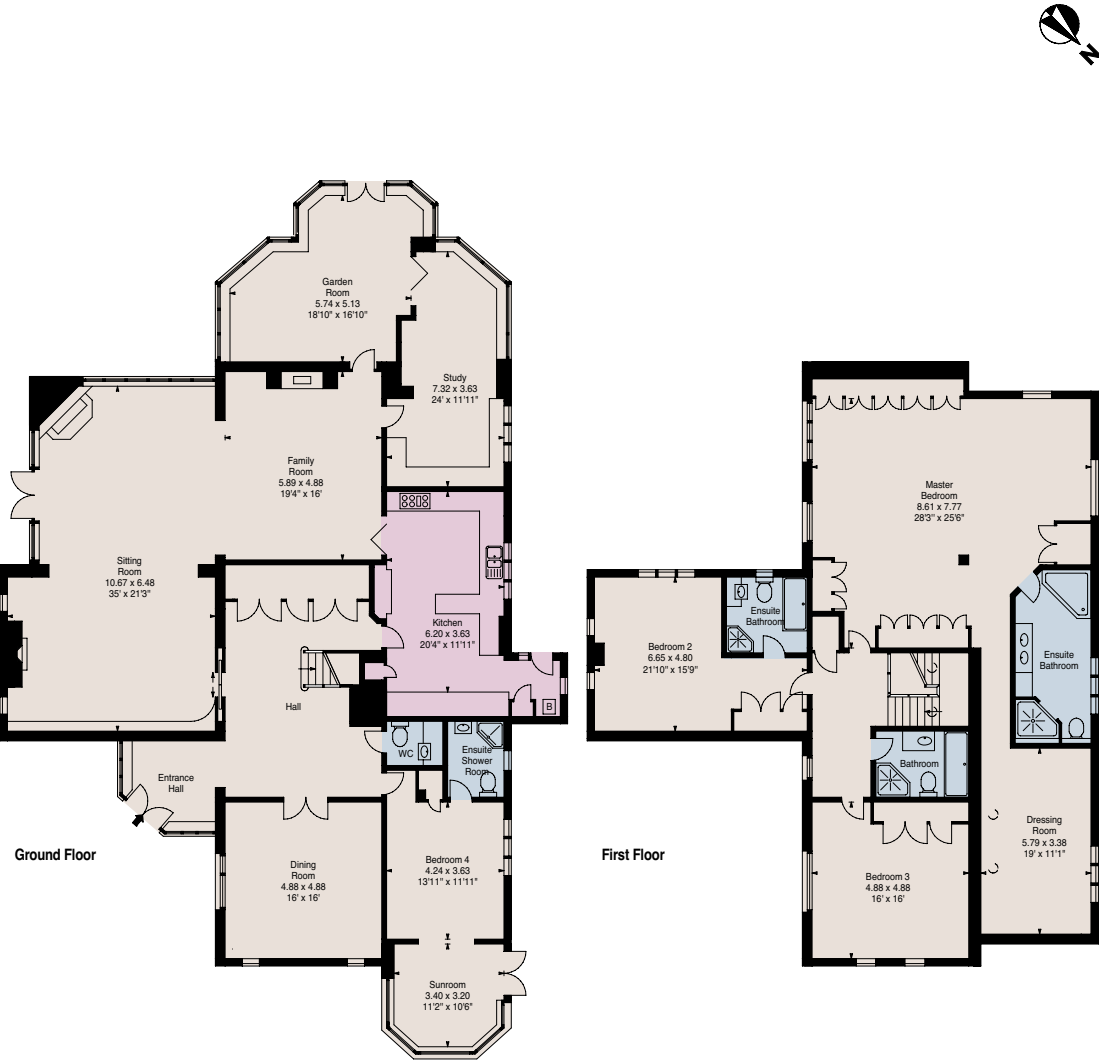




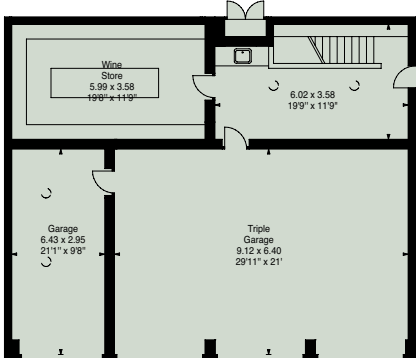


FLOORPLANS

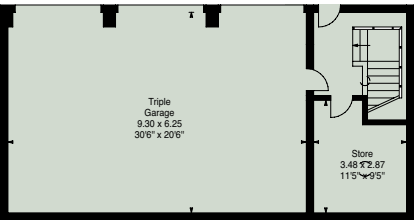
Gross internal area (approx):
465.61 sq.m (5012 sq.ft)
Outbuildings: 466.64 sq.m (5023 sq.ft)
For Identification Only. Not To Scale.



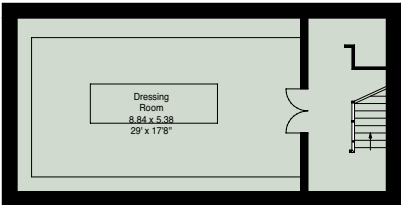
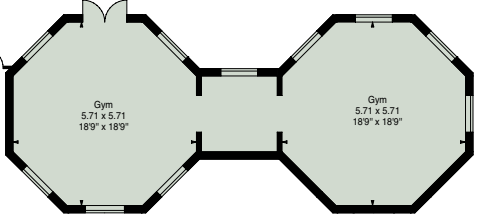
Lower Ground Floor



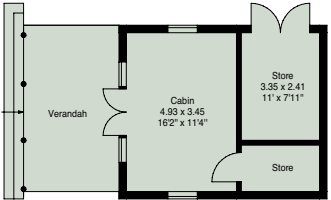
Ground Floor



Ground Floor



Lower Ground Floor



Ground Floor



GENERAL INFORMATION

Services: Gas central heating. Double glazing. Electric underfloor heating. Mains electricity. Mains water. Mains drainage.

Fixtures and fittings: All high quality fitted carpets, fitted floorcoverings, window blinds, curtains, Wolf full and half oven, six ring gas hob, extractor hood, Miele dishwasher, Sub Zero refrigerator and freezer, Miele coffee machine, Miele double warming drawers, Miele microwave, Miele washing machine, Miele tumble dryer, Sub Zero drinks chiller, lights and bathroom fittings are included in the sale.

Photographed with furnishings in March 2018.

Local Authority: Aberdeen City Band H

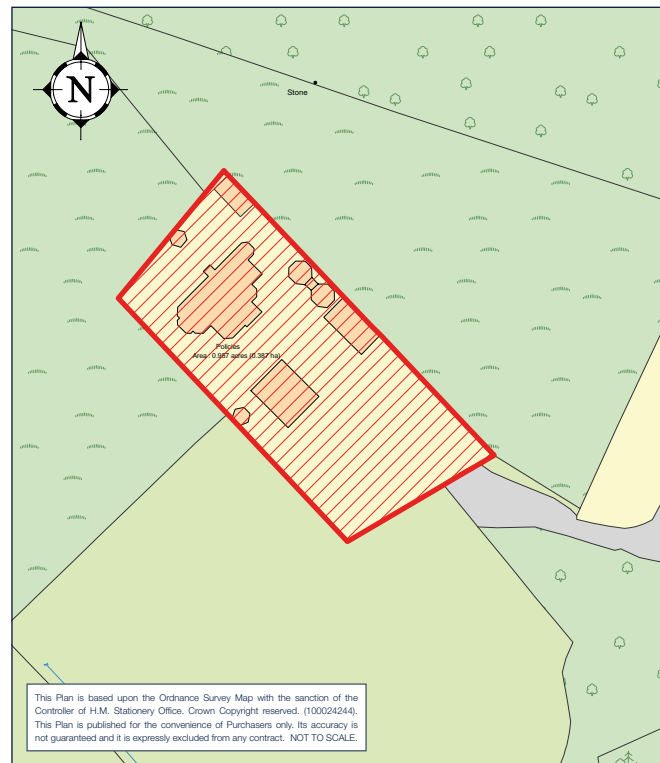
Home Report & Energy Performance: A copy of the full Home Report and Energy Performance Certificate is available on request.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession: To be by mutual agreement.

Offers: Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing: Strictly by appointment with Savills – 01224 971110



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