



Striking architect designed five bedroom property

17 Wellwood, 250 North Deeside Road, Aberdeen, AB15 9PB



Striking architect designed five bedroom property with twin double garages, nestled within well established garden grounds of about 0.86 acres and located between the sought after residential suburb of Cults and the International School at Pitfodels.

Ground floor: reception hall • sitting room • family room • dining room • dining kitchen with family area and breakfast room • utility room • WC cloakroom one • plant room • WC cloakroom two

First floor: principal bedroom suite with dressing area, en suite bathroom and plant room • bedroom two with en suite shower room • bedroom three with en suite shower room • bedroom four with en suite shower room • bedroom five with en suite shower room • games room

Services: Underfloor heating (gas), mains water, drainage and electricity.

EPC rating: B

Distances: Aberdeen 5.2 miles, Aberdeen International Airport 8.7 miles, Kingswells Prime Four, Development 4 miles, ABZ Business Park, Dyce 8.5 miles (All distances are approximate).

Summary

17 Wellwood is a striking contemporary home, offering spacious and modern family living, set within attractive garden grounds of around 0.86 acres which are partially surrounded by mature woodland. Accessible via a gated entrance, the property features a range of quality fixtures and fittings, in addition to a stunning dining kitchen and principal bedroom suite. Large glazed panels allow for lovely views across the grounds and also for an abundance of natural light. Situated within the sought after suburb of Pitfodels on the peripheries of Aberdeen city, early viewing is highly recommended.

Accommodation

A gravelled pathway leads around the front of the property, which showcases an impressive curved stone wall. A bank of windows surround the entrance door, which leads into the light and airy reception hall, central to which is the bespoke suspended staircase which features full length stainless steel rods which stretch from floor to ceiling. To the opposite end of the hall a further entrance door with glazed surround maximises the level of natural light. Within the hall there are several walk in storage areas with motion sensor lighting, one of which includes access to the consumer unit.

The contemporary style dining kitchen is the hub of



the house, and provides ample space for a family area, while an open plan breakfast room has large sliding glazed doors out to the garden. The kitchen itself is of a pleasing modern design, featuring Corian work surfaces and a range of base and wall units with under unit and plinth lighting. The central island has been designed to incorporate a circular dining area, in addition to a Neff induction hob with Pando extractor fan above. Within the kitchen there are a range of quality integrated appliances, including freestanding full length fridge and freezers, fan oven with combination microwave and warming drawer, Neff dishwasher, wine cooler and a Quooker hot water tap. The kitchen also enjoys the benefit of a spacious utility room, which extends the storage facilities available within the kitchen and includes a stainless steel sink with drainer and elevated washing machine and tumble drier.

Overlooking the property frontage, the spacious dining room is perfect for formal dining and entertainment. Fitted with ceiling spotlights and a ceiling pendant, glazed sliding doors lead out to the garden, while a set of partially glazed doors open into the central hallway.

From the hall, a further set of partially glazed doors lead into

the family room, which lies partially on open plan to the sitting room. Benefitting from lots of natural light from the large window panels and sliding doors which allow access to the garden, central to both rooms are modern electric fireplaces, perfect for creating a warm and inviting ambience.

On the ground floor, two well appointed WC cloakrooms feature an attractive range of modern style sanitary ware. Completing the ground floor is the plant room. Acting as the property control centre, the plant room houses the hot water cylinder, cold water tank, security alarm system and valves for the underfloor heating.

Ascending the staircase to the first floor, the landing is bright and airy, with views across to the woodland beyond. The generously proportioned principal bedroom is bright and very spacious. Enjoying dual aspect views of the property, a series of glazed sliding doors allow access to the balcony which runs along the rear of the property. The principal bedroom also boasts a substantial dressing room area and a striking en suite bathroom that includes twin wash hand basins, bio WC, a large shower enclosure with twin shower heads and a freestanding bath with



central taps. Within the principal bedroom suite there is also access to a further plant room, which hosts the air circulating equipment, underfloor heating valves, pipe work and fuse box for the first floor accommodation.

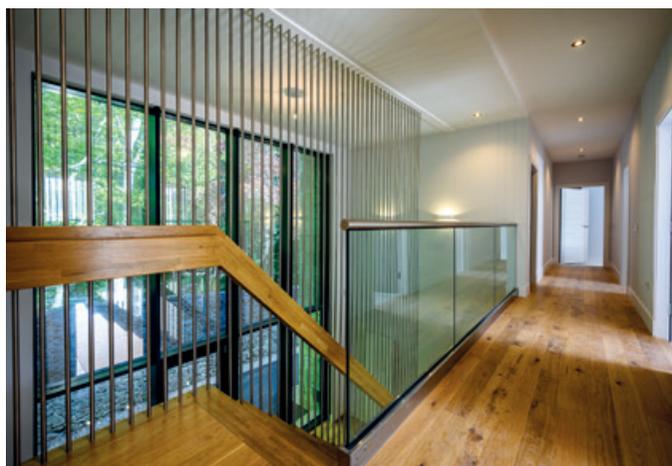
Bedrooms two, three, four and five are all well proportioned rooms of neutral decoration. Glazed sliding doors allow access to the rear balcony, while all bedrooms feature en suite shower rooms which have been attractively tiled and feature a range of high quality sanitary ware.

Completing the living accommodation is the games room, which has been fitted with spotlights and which would be perhaps also ideal as a home cinema room.

Situated within grounds of about 0.86 acres, the garden is mostly laid to lawn and bounded by stone walls, wrought iron fencing and beech hedging, while being partially surrounded by mature woodland. Within the garden there are well established rhododendrons and a holly tree which will provide welcome seasonal colour. An exclusive tarmac driveway leads down from the remotely operated gates to the twin double garages, which feature independent electric roll top doors, in addition to both electricity and water sources.

Situation

17 Wellwood is situated close to Cults, one of Aberdeen's most exclusive and prestigious suburbs. Cults maintains a village-type status and enjoys the best of both country and urban living, with the community feel of a rural parish, yet enviable proximity to the west of the city. There is excellent commuting to Aberdeen city centre and commercial hubs throughout the city and the outskirts are also conveniently accessible. There are various green spaces in Cults, the largest of these being Allan Park, a public park situated near the golf club and the River Dee. The park is also home to the Cults Cricket Club. A host of amenities are available in the area particularly for the sporting enthusiast, notably golfing, fishing and walking to name a few. Cults is served by a variety of small shops, churches, modest sized hotels and eateries, mostly situated in the village centre. There are excellent schools in the area including Cults Primary and Academy. Private education is available at The International School at Pitfodels as well as a choice of independent schools in the city. On the doorstep are the amenities of the Norwood Hotel and the Marcliffe Hotel and Spa. Swimming pool and gym facilities are available at



RGU Sport and David Lloyd on Garthdee Road. The Old Deeside Railway Line is close by, providing walking, running and cycling paths. More major shopping facilities are available at the Bridge of Dee retail parks.

Directions

From Aberdeen, follow the A93 North Deeside Road towards Cults, passing the International School and Marcliffe Hotel on the right hand side. Shortly ahead, and before the traffic island, turn right across the North Deeside Road and continue through a gated entrance. Proceed along this driveway, passing the former Wellwood Mansion House on the left, and the gated entrance to 17 Wellwood will appear on the right hand side.

General Remarks

Viewings

Strictly by appointment with Savills - 01224 971 110

Local Authority & tax band

Aberdeen Council tax band G

Miscellaneous

The occupiers of 17 Wellwood will be required to pay an equitable share towards the maintenance of the shared access driveway.

The property is fitted with triple glazing.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

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.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

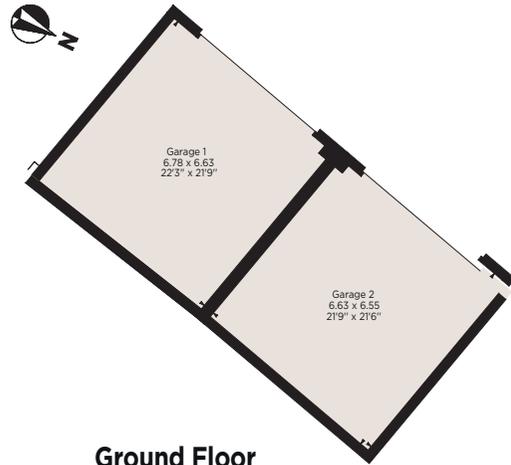
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



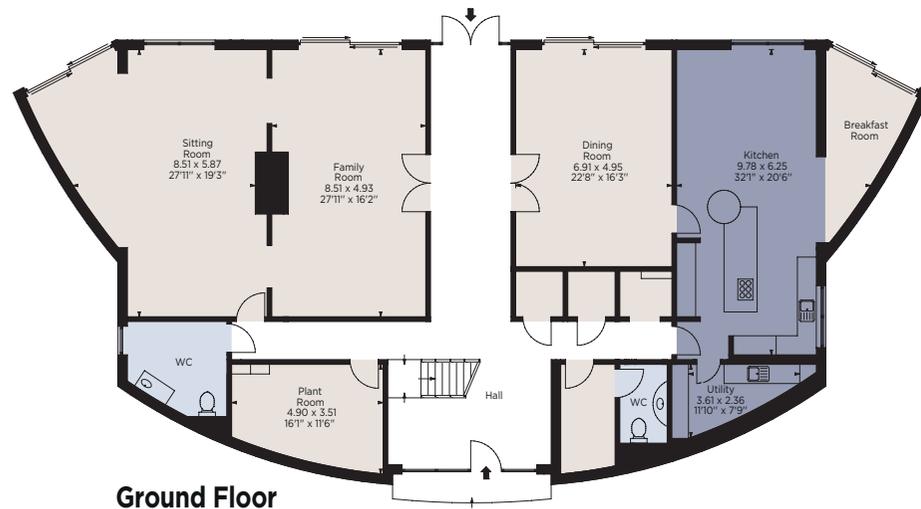
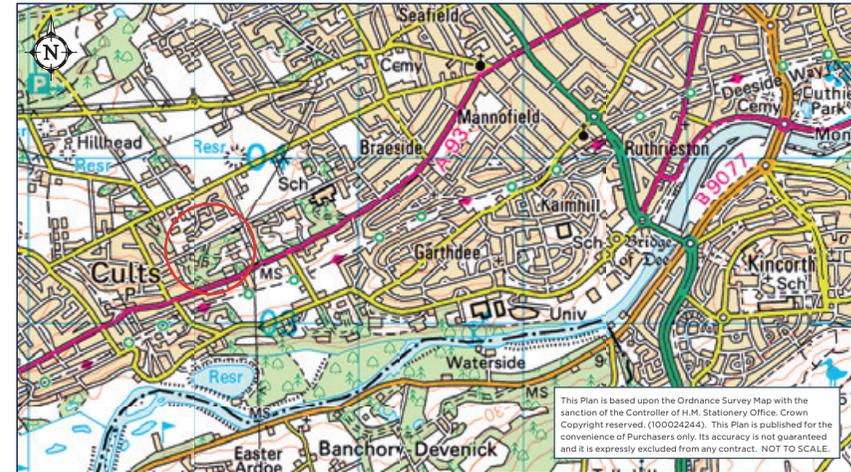
17 Wellwood, 250 North Deeside Road, Aberdeen
Gross internal area (approx) 573.75 sq m / 6176 sq ft
Garage 90.11 sq m / 970 sq ft
Total 663.86 sq m / 7146 sq ft

Laura Totten
 Savills Aberdeen
01224 971125
 laura.totten@savills.com

savills | savills.co.uk

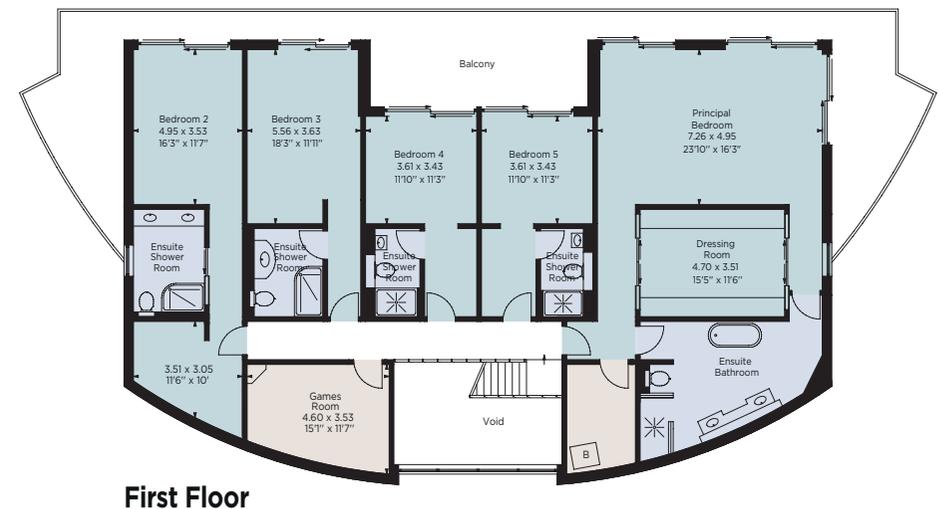


Ground Floor



Ground Floor

For identification only. Not to scale.



First Floor

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