



# A magnificent residence set in private grounds

Craigentoul, Hillhead Road, Bieldside, Aberdeen, AB15 9EJ

Freehold







A magnificent residence set in about 3.47 acres of stunning private grounds with swimming pool/leisure complex, gym, tennis court and large garage block

Ground Floor: Entrance vestibule • Hallway • Cloakroom with WC and washbasin • Drawing room • Morning room • Home office • Family room • Side vestibule • Laundry room • Cloakroom with WC and washbasin • Wine room • Larder • Utility room • Dining kitchen/breakfast room • Dining room open plan with garden room

Swimming pool/leisure complex: Swimming pool • Hot tub • Shower room • Changing room • Cloakroom with WC and washbasin • Steam room • Sauna • Gym

First Floor: Principal bedroom suite with en suite shower room and dressing room • Two further guest bedrooms • Bathroom with separate shower • Bedroom • Sitting room

Second Floor: Two bedrooms with dual aspect en suite shower room • Bedroom • Sitting room • Shower room

Walk in loft • Garage block

Tennis court • About 3.47 acres • EPC = D

### Summary

Dating back to about 1880, Craigentoul is a stunning detached south facing Victorian mansion in a semi rural location in the sought after leafy area of Bieldside. The present owners have lavished great time, expense and sensitivity to create the magnificent residence of today. Michael Rasmussen Architect was involved with the sympathetic extension which perfectly blends the old and the new. Stylish and contemporary living spaces sit in harmony with period style features including pitch pine woodwork with panelled doors, Lincrusta panels to dado height, column radiators, deep skirting boards and bay windows. There are three fireplaces in the drawing room, morning room and dining room. The front facing original

reception rooms have gas fires and the dining room is an open fire. Flooring is a combination of polished sanded and sealed floorboards, Amtico, engineered oak, Italian porcelain tiles and high quality carpets. Renowned specialists Laings of Inverurie were involved in a number of the bathroom and shower rooms of which fittings include Villeroy & Boch and Kohler.

### Accommodation

In turnkey order throughout, the property begins with an entrance vestibule which opens into the welcoming reception hallway. There is a cloakroom with WC and wash basin. From the hall there is access to each of the original reception rooms of the house. With a more formal aspect, boxed bay windows in the drawing and morning rooms overlook the

front of the property. The large home office is ideal for full or hybrid home working. Informal relaxation space is found in the family room with the current owners using this as a television/cinema room. Absolutely stunning is the particularly generous dining kitchen/breakfast room fitted with a vast and comprehensive range of Charles York cabinets, complemented by granite bevelled worksurfaces. The focal point is a centre island which incorporates a low level area for everyday dining. Appliances are by Miele, Gaggenau and Fisher & Paykel. A split level semi open plan area leads to the dining room with wall to wall windows overlooking the swimming pool. On open plan is the superb garden room which truly brings the outdoors in with patio doors opening onto the sheltered terrace. A side vestibule has a cloakroom with WC and washbasin room. For domestic chores there is a well equipped laundry room and utility room. In addition to extensive cabinet space the kitchen is supplemented by temperature controlled wine room and larder. Ascending to the first floor are wide steps with ornate metal spindles and attractive balustrade leading up to a split level staircase. The principal bedroom suite spans the entire width of the house and is wonderfully luxurious, enjoying beautiful views of Deeside. En suite is a shower room with dressing room fitted with Neville Jones furniture. Behind are two further guest bedrooms. Towards the rear of the property is a more self

contained space comprising a bedroom with adjacent sitting room. Opposite is a large bathroom with separate shower which also services the guest bedrooms. On the second floor again the more creative configuration has a bedroom with sitting room adjacent and a shower room opposite. This floor is completed by two further bedrooms with dual aspect en suite shower room.

Within the fantastic leisure complex wrapped around the side elevation of the house is the curved 4 - 8 feet deep swimming pool. In addition there is a separate hot tub, steam room, sauna and air conditioned gym.

#### **Outside**

High level electric gates are flanked by pillars opening into the meandering tarmacadam driveway which is lined with mature rhododendrons producing vibrant seasonal colour. The boundary perimeter is enclosed with granite and brick walls, making the area exceptionally safe for pets and young children alike.

Majestic trees provide a high degree of privacy and shelter. The 3.5 acres of garden grounds are truly an oasis. The extensive patios and terrace areas were landscaped by award-winning gardener Kirsty McLean. These areas offer the ultimate alfresco experience.

A sheltered section provides a productive kitchen garden and soft fruit bushes. Two large greenhouses are fitted with electricity and one with heating. Beyond this area within the lower part of the





boundary is a lawn screened with hedging. This screened and more separated area could have potential to create a building plot with the necessary planning applications, although the current owners have not pursued this option in detail.

#### **Garage**

Impressive detached garage block with slate roof which can accommodate four vehicles. The garages are interconnecting creating an internal open plan space.

#### **Tennis Court**

Full size sand based, Astro surfaced floodlit tennis court. The perfect spectating spot is from the tennis pavilion which is fitted with power and light and has an extended decked area.

#### **Situation**

Located on the northeast coast, Aberdeenshire is one of Scotland's largest and most diverse counties and extends from the North Sea coastline inland to the Cairngorm mountains which rise majestically to the west. Craigentoul lies west of Aberdeen city, nestled in about 3.5 acres of its own grounds. Rich in historic castles and boasting fertile farmland, the Aberdeenshire area is renowned for producing the malting barley which supplies the many whisky distilleries in the region.

Deeside, through which the River Dee flows, attracts visitors from far and wide. Balmoral Castle has been the Scottish home of the Royal

Family since it was purchased for Queen Victoria by Prince Albert in 1852. There is a wealth of sport on offer for which Scotland is famed: salmon fishing on the rivers Dee, Don and Deveron, pheasant and partridge shooting on many of the low ground estates, red and roe deer stalking and the opportunity for grouse on the rolling heath hills. The area boasts numerous golf courses. To the east lie Royal Aberdeen and Trump International, both well regarded links course. More locally, just a mile away there is the challenging 18 hole course at Deeside club house.

The Cairngorms National Park known as a stronghold for many rare and endangered species of flora and fauna is situated 51 miles to the west of the property and offers a wide range of outdoor activities including hill walking, skiing, mountain biking and wildlife spotting. The steeper mountains at The Lecht (49 miles), Glenshee (60 miles) and Aviemore (91 miles) offer skiing when winter conditions are suitable and endless walking challenges throughout the year.

The 'Energy Capital of Europe' and a vibrant hub for many years, the city of Aberdeen is home to two universities: Aberdeen University and Robert Gordon University. Cultural facilities include a recently extended and refurbished art gallery, the Maritime Museum, a concert hall and theatre. P & J Live is the northeast of Scotland main arts and events venue, boasting world-class conference and exhibition

facilities along with a superior 15,000 capacity arena. Aberdeen Beach can be found a short distance from Aberdeen city centre and the area is also where Pittodrie Stadium is located, which is home to Aberdeen Football Club, affectionally known as The Dons. The creation and opening of the AWPR ensures affords easy access to the north and south of the city. Aberdeen International Airport is 7 miles away and there is a mainline east coast train service with frequent journeys to London King's Cross and rail links further north to Inverness and south to Gleneagles and Edinburgh. Private schools include Robert Gordon's College, Albyn School, St Margaret's (girls) and the International School of Aberdeen (2 miles). Gordonstoun (70 miles) is a co-educational private school for boarding and day pupils for children between the ages of 8 – 18. The highly ranked Cults Academy (state school) and Cults Primary School are both nearby.

Half a mile away is the leafy residential suburb of Bieldside along the Royal Deeside corridor which is surrounded by rolling countryside and has a couple of shops, a coffee shop, a bar/restaurant, beauty clinic, hairdresser and a vet. The old Deeside Railway Line is very close by providing walking, running and cycling paths.

Aberdeen Airport 7 miles, Dundee Airport 70 miles, Inverness Airport 95 miles, Glasgow Airport 156 miles, Edinburgh Airport 123 miles,

ABZ Business Park 7 miles, Kingswells Prime Four Development 4.8 miles, Altens Business Park 5.6 miles\*

\*Please note that all distances are approximate.

### **General Remarks**

#### **Viewings**

Strictly by appointment with Savills – 01224 971 110.

#### **Solicitor**

Ledingham Chalmers, 4 Alford Place, Aberdeen, AB10 1YD

#### **Local Authority & tax band**

Aberdeen band H

#### **Services**

Mains water, gas, electricity and private drainage. Gas central heating with a dual zone controlled system. The family bathroom has underfloor heating as does the en suite shower room in the principal bedroom. There is a separate heating and ventilation system for the swimming pool/leisure complex. The rear extension area with the exception of the pantry and wine room has underfloor heating. The rear extension has electric blinds and Sonos surround sound. Lutron light controls are on the ground floor only. Timber double glazed units. Smoke and fire alarms and an intruder alarm system.

#### **Miscellaneous**

Accessed from Hillhead Road is secondary vehicular access which is particularly convenient for more commercial style trucks and vans.





### 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.

### Possession

Vacant possession and entry will be given on completion.

### 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.

Craigentoul, Hillhead Road, Bieldside,  
Aberdeen, AB15 9EJ

Gross internal area (approx)

Floor 1 603 sq m Floor 2 185 sq m

Floor 3 104 sq m Excluded Areas 25 sq m

Total 892 sq m



savills

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#### Energy Efficiency Rating

Very energy efficient - lower running costs

(92-plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

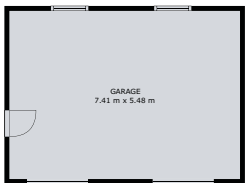
Not energy efficient - higher running costs

Current

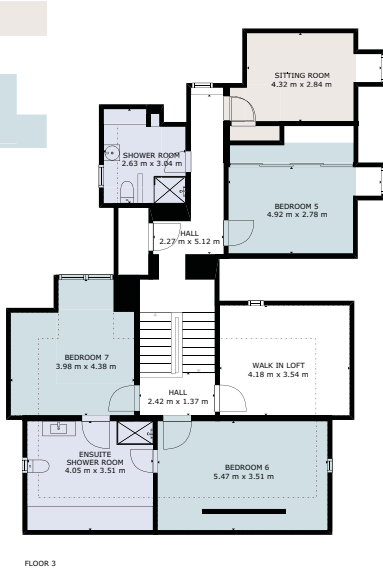
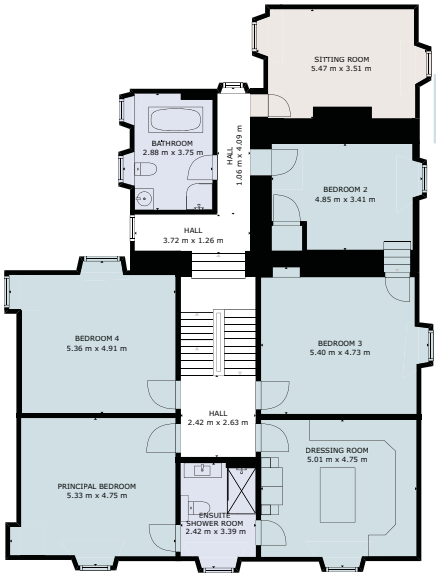
Potential

63

78



(Not shown in actual location)



For identification only. Not to scale. © 22/04/20 FG

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