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**SUDARSHAN, MARYCULTER, AB12 5GT**



**Five Bedroomed Deluxe Detached Family  
Home With Equestrian Facilities**

OFFERS OVER  
**£555,000**

# SUDARSHAN, MARYCULTER, AB12 5GT

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## Accommodation Overview

Vestibule, Lounge, Dining Room, Dining Kitchen, Conservatory, Five Bedrooms, Three Bathrooms, Utility Room.

A rare opportunity has arisen to acquire this five bedroomed deluxe detached dwelling home in first class order set in attractive grounds with summer house, equestrian facilities to the rear and enjoying a semi rural location with open country views. The ground floor accommodation comprises of an elegant lounge, dining room, contemporary dining kitchen leading to large conservatory, two double bedrooms, main bathroom and completing the ground floor is a useful utility room. Wooden staircase leads to the bright and airy upper floor, giving access to the principle bedroom with en-suite shower room, two further generous double bedroom and main shower room. The property benefits from motion detectors, alarm, home monitoring and hive systems. The front garden is mainly laid to lawn with mature borders and trees giving privacy. To the rear is a summer house set on a decking area with large lawn and driveway to the side. An archway leads to the equestrian facilities occupying approximately three acres with stables, tack rooms, hay store, all weather manège, three fenced grass paddocks with private access from the side of the property. Within the catchment area is Lairhilllock Primary School and both Cults and Portlethen Secondary Schools. In true move-in condition with excellent equestrian facilities, early viewing is highly recommended.



## Front Vestibule

**2.66m x 1.56m (8'7" x 5'11") approx.**

Entry from the front garden giving access to the hall. Benefitting from walk-in cupboard, partially glazed doors and glass panels at either side giving access to hall.

## Hall

Deceptively large, neutrally decorated hall with eye catching light fittings and Karndean flooring. Provides access to all ground floor accommodation, with a carpeted staircase leading to the first floor. Large cupboard under the stairs and further storage cupboard.

## Lounge

**5.69m x 5.36m (18'8" x 17'7") approx.**

Entered by glazed doors with bay window to the front of the property giving ample natural light to this generous elegant room. With living flame glass fire, shelved alcove featuring recessed lighting and neutral carpet.

## Dining Room

**4.32m x 3.10m (14'2" x 10'2") approx.**

Set to the side with double doors. Dual windows overlooking the driveway. Ample room for free standing furniture. Karndean flooring.



## Dining Kitchen

**7.67m x 3.56m (25'2" x 11'5") approx.**

Set at the rear of the property the contemporary open plan living space consists of kitchen with fitted gloss wall and base units, granite composite worktop, island with storage and wine cooler, integrated double oven, five burner free standing gas hob with stainless steel glass extractor canopy and glass splashback. Picture window over the black acetate double sink. Free standing American style fridge/freezer (available by separate negotiation) as well as dishwasher. The dining area has a large picture window, giving ample room for dining furniture. Laminate flooring. Double doors to conservatory.

## Conservatory

**3.51m x 3.96m (11'6" x 13'0") approx.**

Benefitting from all day sun, the spacious conservatory with outlook over the rear and garden towards the manège. Laminate flooring.

## Bathroom

Contemporary four piece suite comprising of freestanding roll top bath, corner shower cabinet fully tiled, wash hand basin set in vanity unit and w.c. Tiled to dado height. Extractor fan and tiled flooring.

## Bedroom 4

**4.34 m x 2.23m (14'3" x 10'7") approx.**

This room is presently used as a study with large alcove and window to side. Neutral carpet.



## Bedroom 5

**4.37m x 2.64m (14'4" x 8'8") approx.**

Front facing with window over the front garden. Ample room for freestanding furniture.

## Utility Room

**2.67m x 1.96m (8'9" x 6'5") approx.**

Range of base and wall units. Large cupboard to rear housing hot water tank. Freestanding washing machine and tumble dryer available by separate negotiation. Picture window to the rear of the property over stainless steel sink. Boiler is located in a wall cupboard.

## Rear Vestibule

**1.33m x 1.15m (4'3" x 3'7") approx.**

Accessed from the driveway. Maxwell security alarm pad.

## Upper Hall

**6.80m x 1.17m (22'3" x 7'3") approx.**

Carpeted staircase with velux windows makes this a bright and airy hall with large storage cupboards.



## Principle Bedroom

**5.31m x 5.23m (17'5" x 17'2") approx.**

Large picture window to the front of the property. This spacious bedroom has quad mirrored wardrobes and neutrally decorated with carpet. Door leading to en-suite shower room.

## En-Suite

**2.27m x 2.07m (7'4" x 6'7") approx.**

Three piece suite. Shower cabinet and thermostatic fixed deluge shower with separate adjustable shower and aqua panelling. Square sink set within a mono-block tap set in vanity unit. W.C, eco flush cistern and heated towel rail. Tiled flooring.

## Bedroom 2

**5.18m x 3.61m (17'0 x 11'10") approx.**

Windows on dual aspects make this a bright and airy room. Quad mirrored wardrobes, neutrally decorated with carpet.



## Bedroom 3

**3.86m x 3.18m (12'8" x 10'5") approx.**

Roof window. Neutrally decorated with ample room for free standing furniture.

## Shower Room

**4.13m x 1.68m (13'5" x 5'11") approx.**

Three piece suite comprising of w.c. with eco flush cistern. Square wash hand basin with mono-block tap and cupboard below. Double with shower cabinet with thermostatic fixed deluge shower and separate adjustable shower. Aqua panelling, extractor fan and access to loft space.

## Gardens

To the front, is enclosed and mainly laid to lawn with mature shrubs and trees and with paved path. Security lighting and under eave lighting. To the side is a large bloc drive with parking for several cars. To the rear, mainly laid to lawn with summer house with light and power. Well stocked borders. Under eave lighting and security lighting. Access to equestrian centre via archway.



## Notes

Gas fired central heating on Hive control. Double glazing. EPC=C. Alarm system. Home monitoring system, web based. Blink security system available by separate negotiation. All integrated appliances plus dishwasher and wine cooler are all included in the sale. Samsung fridge freezer, LG washing machine, tumble dryer, furniture, sofas and wall mounted television may be available by separate negotiation. All floor fittings, blinds and light fittings are included in the sale.

## Viewing

Please telephone the Selling Agent's Stonehaven Office.

## Office Reference: NEM/SS/Stonehaven

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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