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**33 OAKHILL ROAD, ABERDEEN, AB15 5ER**



**Detached Four Bedroomed Dwellinghouse  
with Garage**

OFFERS OVER  
**£545,000**

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## Accommodation Overview

**Vestibule, Hallway, Open Plan Kitchen/Dining/Living, Family Room, Front Room/Bedroom 4, W.C. Upper Floor: Master Bedroom with En Suite, Two further Double Bedrooms and Family Bathroom. Gardens. Garage. Outhouse/Store.**

In a sought after residential area, this detached four bedroomed family home with garage and outhouse is set within sizable garden grounds which enjoy a south westerly aspect to the rear and great privacy. Offering an excellent level of accommodation, the subjects have been sympathetically extended creating a perfectly designed open plan area to accommodate modern family lifestyle. Due in part to the large windows throughout and generous proportions of the rooms, the property has a particularly light and airy atmosphere and has been well maintained. Entered via a spacious vestibule with tinted glass windows further accommodation is accessed from a bright and welcoming hallway. On the ground floor is a high quality beautiful kitchen on open plan with the dining area and further connects the lounge with a versatile office space and a separate family room. There is a spacious front room and w.c. On the upper floor are three double bedrooms with great storage, and the family bathroom. This is a desirable family home of which internal inspection is genuinely recommended.





## Vestibule

**2.56m x 2.13m (8'4" x 7'0") approx.**

Entered via a security locking door, the vestibule has three decorative stained glass windows. There is a meter cupboard. Multi pane door to hall:

## Hall

**4.97m x 1.66m (16'3" x 5'5") approx.**

An extremely bright hallway with bay window to the front, has shelved cupboard and a useful utility cupboard providing excellent storage space. There is a carpeted staircase rising to the upper floor. Exposed floorboards.

## Kitchen/Dining

**6.93m x 5.34m (22'9" x 17'7") approx.**

Fitted with a range of white gloss handleless wall and base units incorporating high quality Quartz worktops with an inset sink with grooves and mixer tap, and a comfortable breakfast bar area ideal for informal dining. Appliances include a five ring induction hob with modern built-in ceiling extractor fan, built-into tower units are two double ovens, integrated microwave, dishwasher and fridge/freezer, deep built-in cupboard housing the boiler. Tiled flooring. **Dining Area** With a number of tall windows overlooking the rear garden, accessed from French doors, the dining area provides ample space for dining table and chairs and has a breakfast preparation area. Tiled flooring. Opening to living room.



## Living Room

**7.93m x 3.91m (26'0" x 12'10") approx.**

An extremely bright and spacious space with open outlook to the rear garden is situated on semi open plan with kitchen/dining area and provides ample space for freestanding furniture. There is a recess **2.66m x 2.00m (8'7" x 6'8")** approx. currently used as a home office. Tiled flooring.

## Family Room

**7.56m x 2.60m (24'10" x 8'6") approx.**

With a bay window and deep sill to the front, the room is currently used as a family/TV room. Laminate flooring.

## Front Room/Bedroom 2

**12'2" x 10'5" (3.73m x 3.18m) approx.**

This adaptable room is currently used as a bedroom with a bay window to the front allowing great natural light. Carpet.

## W.C

**1.36m x 1.42m (4'6" x 4'8") approx.**

Fitted with w.c., sink unit with tiles to dado height. Tall built-in storage cupboards. Tinted glass window. Laminate flooring.



## Upper Landing

**7.30m x 2.20m (23'11" x 7'2") approx.**

A carpeted staircase rises to the upper hall, the bright landing has twin windows to the front and a deep shelved storage cupboard.

## Master Bedroom

**4.60m x 3.50m (15'1" x 11'6") approx.**

A large tastefully decorated room with rear aspect has a shelved cupboard as well as large triple wardrobes with sliding doors. Access to en suite.

## En Suite

**1.84m x 1.55m (6'0" x 5'1") approx.**

Fitted with aqua panelled shower enclosure with mains shower attachment, w.c. and wash hand basin. Window to rear. Laminate flooring.

## Bedroom 3

**4.56m x 3.64m (15'0" x 12'0") approx.**

Spacious double bedroom with rear aspect, walk-in wardrobe providing hanging and shelving storage and additional cupboard with hanging rail. Ample space for freestanding furniture. Carpet.



## Bedroom 4

**4.60m x 2.43m (15'1" x 7'11") approx.**

Great sized double bedroom with rear aspect providing ample space for freestanding furniture. Laminate flooring.

## Bathroom

**3.40m x 1.86m (11'2" x 6'1") approx.**

Fitted with a modern three piece suite comprising bath with mains shower over, glass screen and tiling, w.c., wash hand basin and great storage space is provided under the eaves. Hatch to loft. Laminate flooring.

## Outside

To the front the tarred driveway can comfortably accommodate multiple cars. The delightful rear gardens are fully enclosed and adjacent to the property is a paved patio area ideal for dining al fresco along with a hot tub which will be included. The main area is laid to grass bordered by mature beds. Situated at the rear there is a garage **5.80m x 3.60m (19'0" x 11'8") approx.** accessed from the garden fitted with an up and over door to the back lane.

## Outhouse/Store

**3.90m x 2.17m (12'8" x 7'1") approx.**

The stone outhouse could be converted into a studio or home office if required and there is a further storage cupboard to the side of the property

## Location

Situated within one of the most sought after areas of Aberdeen. The subjects enjoy easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. A good variety of local shops, amenities and Westburn and Victoria Parks are all close at hand as well as a variety of specialist shops on Rosemount Place.

## Notes

Gas central heating. Double glazing. EPC=C. All fitted floor coverings, curtains, blinds, light fittings and kitchen appliances along with the hot tub are included in the sale .

## Viewing

Please telephone 07825 611578 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/Aberdeen

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