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NORTHCOTE HOUSE EAST, NORTHCOTE ROAD, ABERDEEN, AB15 7TB



**Unique Town House Style Property Forming Part of an Impressive
Victorian Mansion House Set within Extensive Grounds**

OFFERS OVER
£375,000

Accommodation Overview

Ground Floor: Entrance Vestibule/Hall. First Floor: Dining Kitchen, Family/Sitting/Dining Room/Office. Second Floor: Drawing/Media Room, Principal Bedroom/En Suite. Third Floor: Two Double Bedrooms, Bathroom, Sauna, Utility, Storeroom/Office. Private and Shared Grounds. Double Garage. Driveway. Private Parking.

Northcote House East is a unique property offering a balance of traditional and contemporary living in the west end of Aberdeen. Part of a granite Mansion House, the property is set over three floors, with splendid views. This prestigious residence, which retains charming period features with contemporary luxury, is fully double glazed and has gas fired central heating. The property is entered via glazed double doors into a vestibule/hall with cloakroom cupboard, storage areas and a stairway which leads to the first floor accommodation which comprises sitting room/family/dining room with full height bay windows, and a smart well equipped kitchen/dining room. Staircase continues to the second floor with formal sitting room/media room featuring the original vaulted ceiling and full wood panelling. The principal bedroom with en suite has floor to ceiling wardrobes. Further steps lead to two further double bedrooms, family bathroom with bath, separate shower, sauna, utility room, storage room. Outside, the driveway leads through landscaped grounds to a double garage, driveway and private parking. South facing private garden with greenhouse, potting shed, fruit trees, herb garden, shrubbery, lawn, space for outdoor relaxation and entertaining. This unique west end property will appeal to professionals and families alike offering all the convenience of city living in a setting of rural tranquility.



Entrance Vestibule and Hall

Double glazed doors (Ring security doorbell and camera) lead into a welcoming vestibule/hallway. Full height cloakroom cupboard and storage. Stairway to the first floor.

First Floor Hallway

The hallway opens onto:

Family/Sitting/Dining Room/Office

5.36m x 4.20m (17'7" x 13'9") approx.

Spacious room, with floor to ceiling bay windows which flood the room with natural light offering beautiful views over the garden grounds and the Deeside hills beyond, has high ceilings and ample space for relaxing, dining, working and entertaining. There is a recessed area which is currently used as an office/study area but could equally well be used as a bar for relaxed entertaining.

Dining Kitchen

4.25m x 3.16m (13'11" x 10'4") approx.

Good sized room with an excellent range of solid wood wall and base units, contrasting black granite effect worktops, ceramic subway style tiled splashbacks and a ceramic tiled floor. Appliances include a gas hob and Neff electric oven with stainless steel and glass extractor above. There is an integrated Siemens dishwasher, free standing American fridge/freezer and concealed Worcester central heating boiler. Ample space for dining and entertaining. Two large windows overlook the garden to the east.



Second Floor

The staircase ascends to the second floor with a large window at mid floor level providing natural light.

Drawing Room/Bedroom 4

5.50m x 3.81m (18'0" x 12'6") approx.

This impressive room, originally the Northcote House billiard room, features a beautifully detailed vaulted ceiling, original full hardwood panelling and engineered pale oak flooring. Two glazed cupboards (originally the cue cupboards) are either side of the large window which offers further views over the landscaped garden grounds. The room has a hard wired surround sound system installed with 6:1 Mission speakers making this room also ideal for Home Theatre and music use.

Principal Bedroom with En Suite

4.54m x 3.40m (14'10" x 11'1") approx.

With three large windows offering lovely views over the city and to the sea, this attractive double bedroom has built-in full height deep wardrobes providing illuminated hanging and shelved storage space with mirrored sliding doors. **En Suite: 3.40m x 1.10m (11'1" x 3'7") approx.** Good sized en suite shower room fitted with w.c. with concealed cistern, wash hand basin within the full wall spacious vanity unit which comprises storage below and above and integral mirror with downlights and display. Shower unit with glass screen door. Chrome ladder style towel rail.



Hallway

Leading to stairs and third level accommodation.

Third Floor

Steps lead to:

Walk-in Cupboard

4.00m x 2.00m (13'1" x 6'7") approx.

Large, room sized walk-in cupboard with two walls of sturdy floor to ceiling shelving, affording huge storage capacity. This area also has potential to be used as a further office area, playroom, snug or dressing room.

Bedroom 2

3.78m x 3.66m (12'4" x 12'0") approx.

This bright and spacious double room has built in wardrobes and walk-in storage area with light fitting. Two panoramic windows offer exceptional views over the landscaped gardens.

Bedroom 3

4.50m x 2.68m (14'9" x 8'9") approx.

Restful double bedroom with three windows providing a lovely level of light with views eastward across the city with views of the sea.



Family Bathroom

6.60m x 2.10m (21'7" x 6'10") approx. into shower

Spacious family bathroom with a contemporary four piece suite comprising w.c., wash hand basin with illuminated anti-mist mirror, large bath with central taps and shower attachments, separate shower enclosure with glazed door. With panelled and ceramic tiled walls and a pale ceramic tiled floor, this room is both practical and luxurious. A high level window offers natural light as well as complete privacy.

Sauna

2.10m x 1.45m (6'10" x 4'9") approx.

Glass doors lead to the pine lined Finnish style sauna cleverly designed to provide relaxed seating for up to 6 people. There is a hygrometer to ensure the perfect balance of humidity and heat for the most relaxing and therapeutic experience.

Laundry/Utility Room

3.70m x 2.20m (12'1" x 7'2") approx.

This practical room houses a Bosch washing machine, extensive shelving and counter tops. Space for linen storage, ironing board and clothes airing with extensive additional storage.



Outside

This property is set well back from the road and is located in the midst of extensive mature landscaped common grounds which provide a high level of seclusion and privacy. A gravel driveway leads to the main door and continues on to the double garage with space for two cars and additional private parking. Further granite steps lead onto a private garden which offers complete privacy. The lovely south facing garden has a Victorian style greenhouse, potting shed, lawn, herb garden, shrubbery and fruit trees.

Double Garage

7.00m x 7.00m (22'11" x 22'11") approx.

The large double garage, with aluminium powered up and over door, has ample power sockets and lights. With an external water tap located just outside, this is also an excellent workshop space. External Ring security lights and camera make this area secure.

Notes

Gas central heating. Double glazing. EPC=E. Included in the sale price are all floor coverings, light fittings, blinds/curtains, appliances, security system and high specification sound system/speakers. Furniture shown in the schedule and in the property can be made available by separate negotiation.



Location

Northcote House East, set back from Northcote Road, is located within a prime residential area to the west of the city with easy access to the city centre. Everyday amenities are close by including shopping and other facilities at Mannofield and Countesswells. Superstore shopping facilities at Bridge of Dee, Gray's School of Art and Robert Gordon University are a short drive from the property. Primary schooling is available at Airyhall Primary and secondary education at Hazlehead Academy. The property is a 2 minute approx. walk from Aberdeen International School which also has excellent community facilities and all the city's private schools are also within easy reach. There are numerous wooded walks within minutes' of the property which borders the Pitfodels nature conservation area, green belt and the Deeside Railway Line.

Viewing

Please telephone 07969 761213 or the Selling Agent's Aberdeen Office.

Office Reference: WDB/Aberdeen

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