



COUNTESSWELLS HOUSE NORTH
BIELDSIDE, ABERDEEN



COUNTESSWELLS HOUSE NORTH, BIELDSIDE, ABERDEEN

Outstanding family residence with mature gardens, woodland and a secluded private location

Cults 2 miles ■ Aberdeen City 6 miles ■ Aberdeen Airport 10 miles

- 3 reception rooms. 5 good bedrooms
- Semi Detached wing of a former mansion house
- Around 2.90 acres of mature garden grounds
- Hidden gem in an idyllic location
- Detached double garage with attic room
- Close to Cults, Countesswells & the city

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket





SITUATION

Countesswells House North is located within a magnificent standalone setting on the outskirts of Bieldside, which is one of the most 'exclusive' suburbs in Aberdeen. Located approximately 6 miles west of Aberdeen city centre and within easy commuting distance of the city, Aberdeen Airport and the business parks around Aberdeen, including Kingswells & Westhill. This hidden gem of a location offers a wealth of commuting convenience. There are local shops and a bar/restaurant, a regular bus service to the city centre and additional amenities available in Cults, Milltimber and Peterculter. The Aberdeen Western Peripheral Route is conveniently located approx. 2.5 miles away. There are well-regarded schools in the area, including Cults Primary and Academy. The International School of Aberdeen is at Pitfodels whilst highly regarded private schools including Robert Gordon's College, St Margaret's and Albyn School are in the city centre. There are also two universities and colleges of further education. The Old Deeside Railway Line is in Cults, providing walking, running and cycling paths whilst Foggie Woods & Countesswells Wood are very close by.

DESCRIPTION

Countesswells House North is an impressive 'B' Listed family home in a wonderful private setting on the outskirts of Bieldside. The grounds extend to around 2.90 acres with a tarred driveway, ample parking and mature garden grounds with rolling lawns and mature trees offering impressive outdoor space & privacy. Countesswells House dates to around 1741 and this original mansion house was designed to take full advantage of the setting, nestled amongst the beautiful grounds. The house was divided to create two homes in 1991 and Countesswells House North as it is today, extends to around 370sqm and both the house & garden grounds have been beautifully maintained by the present owners. It remains a wonderful and substantial family home full of character & opulence, all while being a practical family home full of space, versatility & modern comforts.

The property has versatile accommodation spanning over three levels, including a large ground floor living room and separate dining room, a beautiful first floor drawing room and bedroom with en-suite, and four further bedrooms. The kitchen is a delightful family space with a utility room, cloakroom and WC.

The discreet access driveway is tarred and leads to a large parking area to the front of Countesswells House North and the property benefits from a detached double garage with a floored attic room above, currently used as a home gym. An entrance vestibule has ample open storage space, and the hall leads firstly to the dining kitchen with utility room and also the cloakroom. The separate dining room is adjacent and an ideal space for more formal dining & entertaining.

At the end of the entrance hall is an impressive double-height hall with timber staircase to the upper levels. Continue through an arched doorway to the impressive lounge, with ample natural light coming in from a range of feature arched windows and French doors which open to the garden grounds.

On the first floor there is a stunning drawing room. This beautiful room is exceptionally spacious and features a stunning bay window. There are far reaching views over the garden grounds and beyond, and there is an abundance of natural light flooding through. The principal bedroom is also located on this level and a ensuite shower room. A second bedroom is also generous in size. Completing the accommodation on this level is a large family bathroom.

On the second level there are two generously proportioned double bedrooms and a modern shower room. Also on this level is an impressive 5 bedroom, which would also make a lovely home office or hobby space.



ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Lounge, Dining kitchen, Dining room and Cloakroom.

First Floor: Drawing room, Primary bedroom with ensuite, Bedroom 2 and family bathroom.

Top Floor: Bedroom 3, Bedroom 4, Bedroom 5/ Office and Shower room.

GARDEN GROUNDS

Countesswells House North is set within beautifully maintained & mature garden grounds extending to around 2.90 acres, offering a great deal of outdoor space & privacy. The property is approached through a tarred drive and ample parking to the front of the house. Mature trees and immaculate rolling lawn attract an abundance of wildlife & birds creating an idyllic haven. There is enclosed children's play area with football goals, sand bunkers and golf amenities. The detached double garage with attic room above is ideal for a home gym or hobby space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	Oil Heating	Band H	D

DIRECTIONS

As you enter the village of Cults, turn right up Kirk Brae. Continue up the hill and through the woods, heading towards Countesswells. As you reach the junction to turn onto Countesswells Road, turn left as indicated by our for sale sign. Continue up the tarred drive to Countesswells House North.

POST CODE

AB15 9BT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///blush.exact.subject

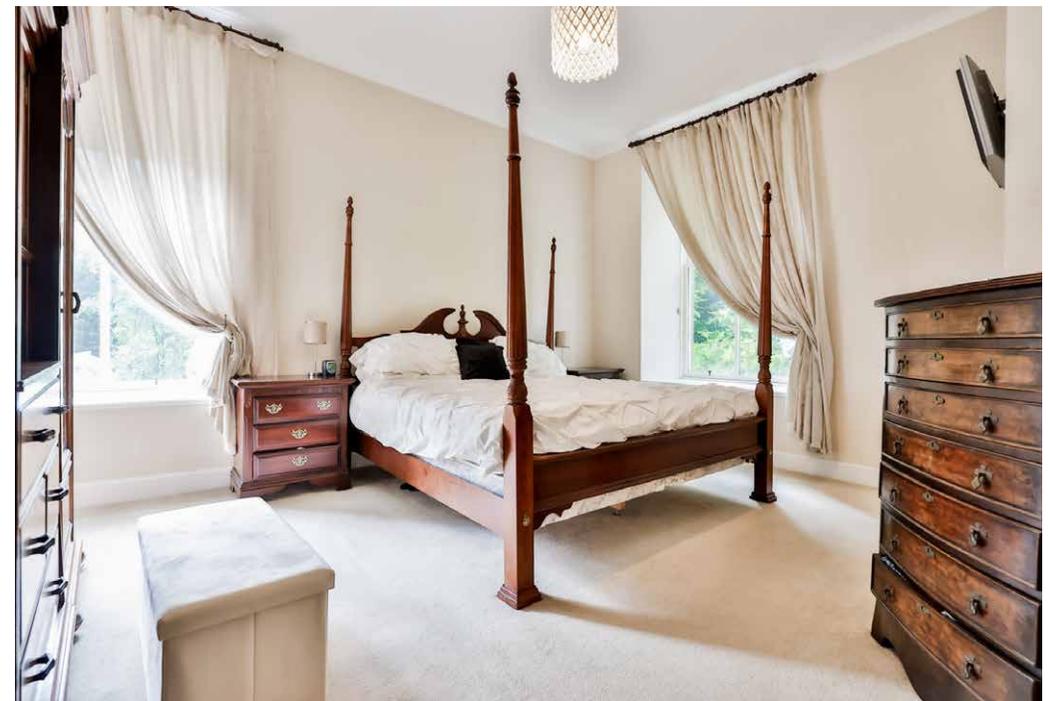
VIEWINGS

Strictly by appointment with the Selling Agents.

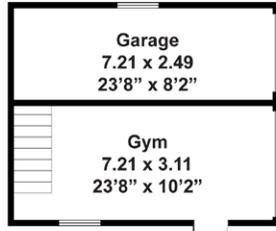
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We cannot enter a business relationship with a purchaser until they have been identified

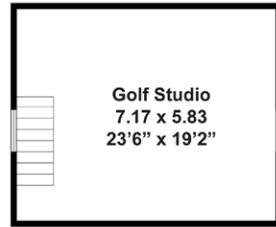
Failure to provide required identification may result in an offer not being considered.



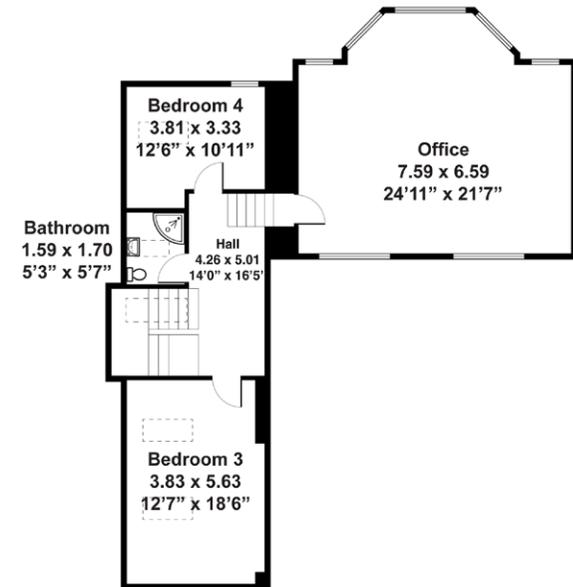
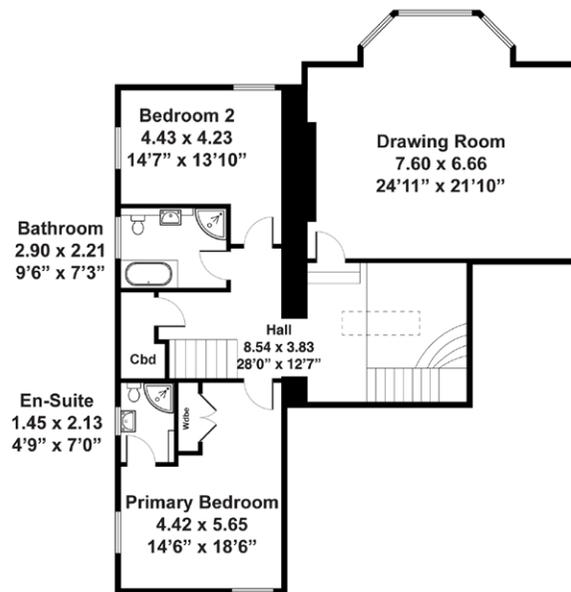
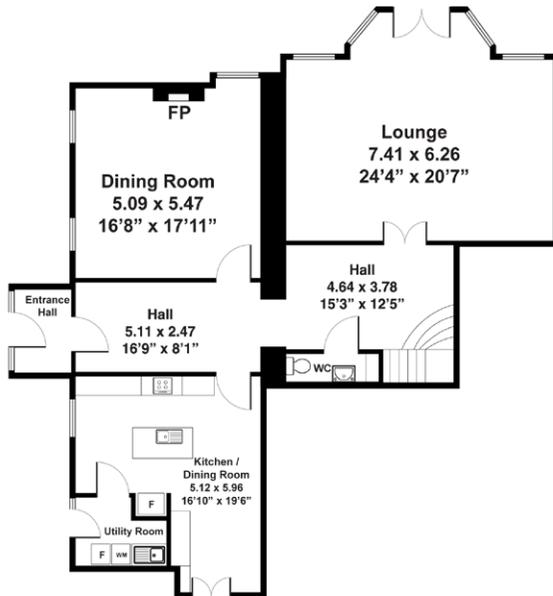
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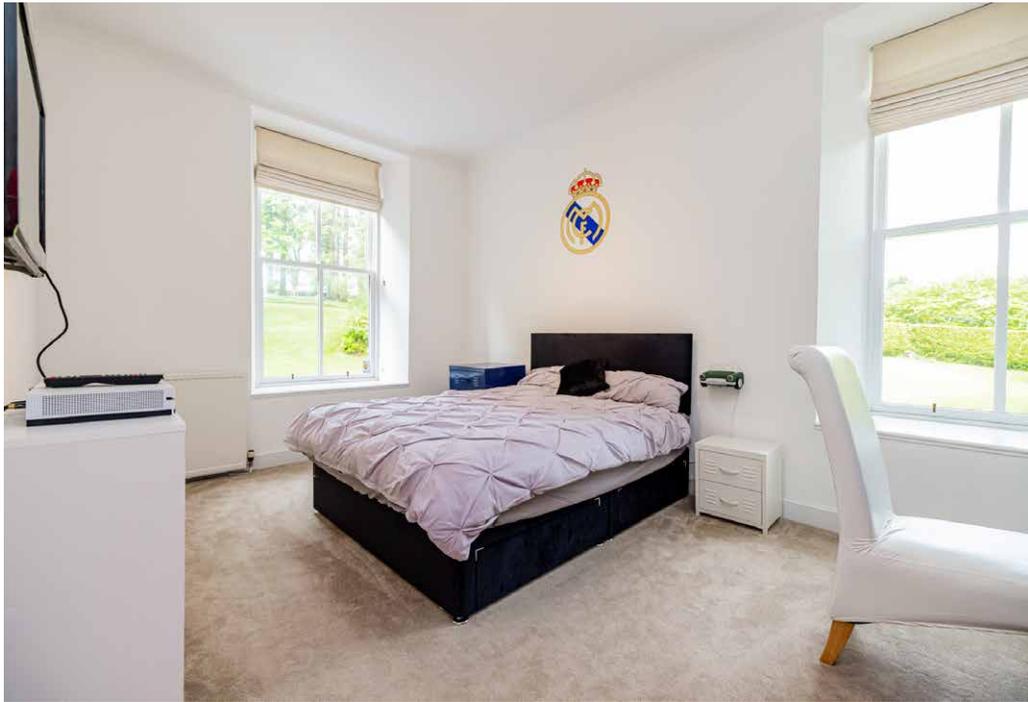


Garage Ground Floor



Garage First Floor





IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 2024









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