

Galbraith

GARTH LODGE

INCHGARTH ROAD, PITFODELS, CULTS, ABERDEEN



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Set in mature and secluded garden grounds this 3/4 bedroom detached family home has a contemporary interior and attractive outbuildings.

Cults 0.8 miles ■ Aberdeen City Centre 4.5 miles

Aberdeen International Airport 8.5 Miles

- 2 reception rooms. 3 bedrooms
- Versatile and contemporary interiors
- Open plan living, kitchen and dining room
- Mature and private garden grounds
- Garage, store and bespoke Summer House
- Highly desirable Location

Galbraith

Aberdeen
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 OnTheMarket





SITUATION

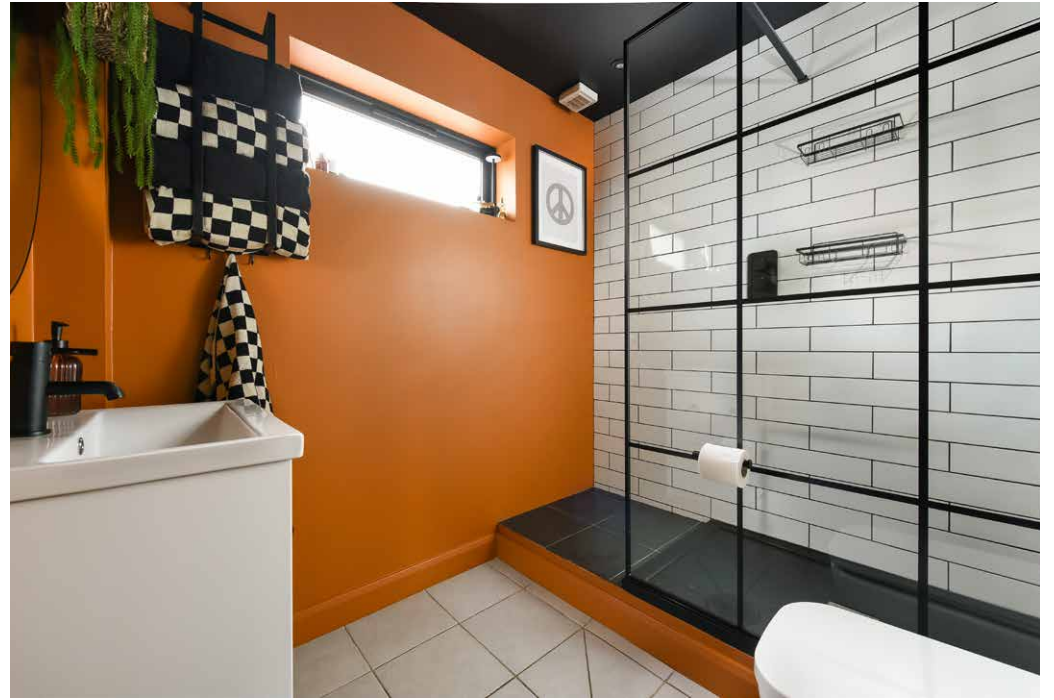
The property is situated in the Pitfodels area of Aberdeen and it offers the most tranquil of settings. Pitfodels is mostly a conservation area, with an abundance of mature trees and green spaces, it is within walking distance of Cults which is one of Aberdeen's most exclusive and prestigious suburbs. Cults maintains village status and enjoys the best of both country and urban living, with a lovely community feel along with an enviable proximity to the west of the City of Aberdeen. There is easy commuting to Aberdeen city centre and the business parks and industrial estates throughout the city and outskirts are conveniently accessible. There are various green spaces in Cults, the largest of these being Allan Park, a public park situated near the golf club and the River Dee. A host of amenities is available in the area particularly for the sporting enthusiast, namely golfing, fishing, walking and so on, and further into the Grampian hills hiking and skiing. Cults is served by a variety of small shops, churches, and eateries, mostly situated in the village centre. Excellent schools serve the area and there is The International School at Pitfodels as well as a choice of private schools in the city. On the doorstep is the amenities of the Norwood Hotel and a short walk leads to The Marcliffe Hotel and Spa. Swimming pool and gym facilities are available at RGU Sport and David Lloyd on Garthdee Road. The Old Deeside Line is very close by, allowing walking, running and cycling paths. The RGU campus is within a short walk from the property just around 0.8 miles and the Bridge of Dee retail parks, including Asda, B & Q, Boots, Currys & Sainsbury are about 1 mile away.

DESCRIPTION

Garth Lodge is a charming, detached stone and slate roofed dwelling, built around 1900 with later extensions added, originally an outbuilding for the larger Drumgarth house and estate. Drumgarth was one of the original houses to be built. Pitfodels estate was divided up into 20 feus for large private homes to be built, a strong feature of this now conservation area is the abundance of mature trees maximising the rural feel to his now suburban area. Situated just minutes from the Robert Gordon University campus another predominant feature of the area is a large stone wall

that runs as a boundary from the campus up and along Inchgarth Road and it is behind this stone wall that Garth Lodge sits, sheltered and private from the road and within sizeable garden grounds. Once beyond the gated driveway, the tranquil nature of the surroundings can be truly enjoyed, A second storey balcony provides a unique feature of the home and offers attractive views to the garden grounds. The bespoke summer house is a beautiful addition to this family home, and it certainly offers a wealth of opportunities for use.

Immaculately maintained, this property offers exceptional and versatile family accommodation over two levels and has been extended over the years to create the contemporary home you see today. A front vestibule gives access to the main hallway, which in turn has a timber staircase to the upper level and a convenient utility cupboard and onto a rear exterior door. The open plan dining kitchen and lounge is a particularly spacious room with ample windows and French doors opening out to the garden. The impressive family dining kitchen has range of high-quality white gloss units with integrated appliances and a gas hob, the beautiful ceramic tiling contrasts with the units and polished concrete work tops which present a stylish and modern look. The lounge area has a warm and comfortable atmosphere with ample space for a variety of free-standing furniture. The flow of the room is enhanced by the laminate wood flooring throughout. The ground floor accommodation continues with a large double bedroom, the striking shower room features a fully tiled walk-in shower cubicle and contrasting wall décor. Moving up the timber staircase to the upper level a high-pitched roof lounge is entered. Currently being utilised as a most stunning master bedroom, this versatile room has an abundance of natural light from the bank of windows to the front and side and features warm quality carpeting with subtle design elements. There is an access door out onto the balcony from where there is space for a bistro table and chairs and views from the garden grounds can be enjoyed. This room could be divided or used as desired, but it certainly oozes stylish charm for any discerning purchaser.



Two further double bedrooms have both been equally well presented and both have generous proportions. Completing this attractive home is a well designed and crafted family bathroom with a separate fully tiled shower enclosure. Double sinks with floating plinths and mirrors above are an eye-catching feature. Garth Lodge is an impressive home in an ideal city location with a good degree of privacy whilst being surrounded by an abundance of natural planting in the heart of a conservation area.

ACCOMMODATION

Ground floor - Entrance vestibule, living room/kitchen, bedroom and shower room with WC.

First floor - Sitting room/bedroom, 2 further bedrooms and bathroom with WC.

GARDEN GROUNDS

The garden grounds at Garth Lodge offer an abundance of enjoyment for all the family. Fully enclosed offering a safe and secluded space for all the family to enjoy. A gated driveway leads to ample parking and detached from the property is a single car garage with an attached shed. There is also an external store and WC. An outdoor studio has been built in the garden. Walls are timber with a pitched and felt roof. This additional outdoor space offers a wealth of usage and thought ideal for a home gym and work from home office if required. An area of lawn can be enjoyed from the property with a stone wall fully surrounding the garden grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band G	C	FIBRE	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

AB15 9NX

WHAT3WORDS

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

VIEWINGS

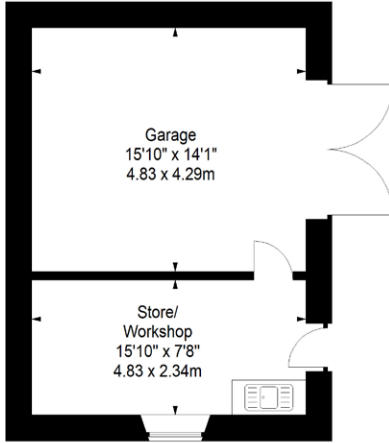
Strictly by appointment with the Selling Agents.

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 are not able to 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.



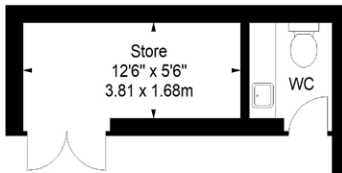


Ground Floor

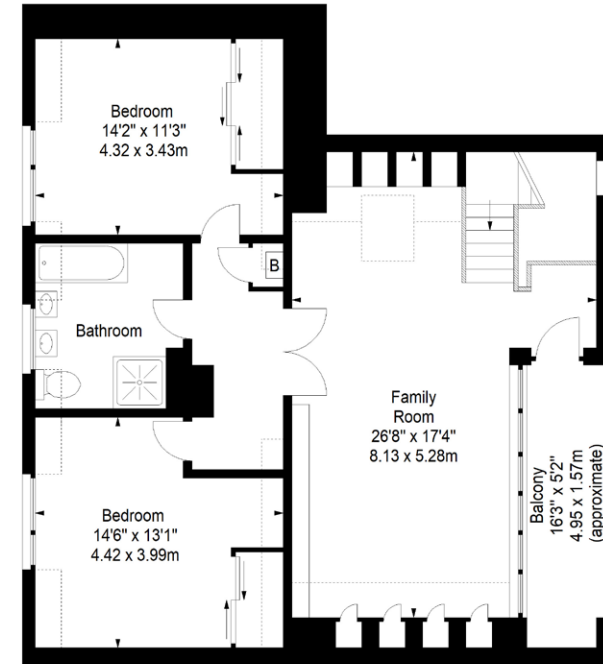
**Garth Lodge,
Inchgarth Road, Pitfodels,
Cults, Aberdeen,
Aberdeenshire, AB15 9NX**



Approx. Gross Internal Area
1831 Sq Ft - 170.10 Sq M
Out Buildings
Approx. Gross Internal Area
466 Sq Ft - 43.29 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



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 November 2024





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