



## EXECUTIVE-STYLE TOWNHOUSE

14 WESTBANK  
FONTHILL ROAD  
ABERDEEN  
AB11 6TH

VESTIBULE & HALL  
LOUNGE  
KITCHEN/DINING ROOM  
UTILITY ROOM  
MASTER BEDROOM  
DRESSING ROOM.EN-SUITE  
GUEST BEDROOM.EN-SUITE  
2 FURTHER BEDROOMS  
BATHROOM & CLOAKROOM  
INTEGRAL GARAGE  
GCH/DG/INTRUDER ALARM  
GARDEN



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£370,000**

## DESCRIPTION

We have pleasure in offering for sale this highly appealing and immaculately finished four bedroomed townhouse which forms part of a prestigious modern development containing seventeen properties in the sought after Ferryhill area to the South of the city centre. Spanning three floors and providing a deceptively spacious level of accommodation, the property is bright and airy and boasts the comforts of full double glazing, gas fired central heating and an intruder alarm system. The home is finished to a high standard with quality fittings throughout including contemporary white bathroom suites, fully fitted kitchen with attractive floor tiling, chrome sockets and switch plates as well as halogen downlighters to most rooms. The accommodation comprises on the ground floor, a bright vestibule, spacious hall, good sized guest bedroom with built in wardrobes, box bay window and jack and jill en-suite shower room, utility room and door to integral garage, whilst on the first floor is a bright elegant lounge with quality oak flooring, well-appointed kitchen/dining room on open plan with picture window, and cloakroom. The staircase continues to the second floor on which located the master bedroom with dressing area and en-suite shower room, further double bedroom, single bedroom/nursery, and family bathroom with contemporary white suite and over bath shower. Integral to the home is a single car garage with convenient off-street parking for one car and there is an easily maintained enclosed garden to the rear of the property as well as a share in the neatly maintained landscaped areas within the development. All fitted floor coverings, blinds, light fittings and white goods are to be included in the sale with certain items of furniture and contents available by separate negotiation. To fully appreciate the level and quality of accommodation on offer, interior viewing is recommended.

## LOCALITY

Ferryhill is a highly sought after area, popular with all ages and positioned within easy walking distance of the city centre. The area has a well-established sense of community and amenities include primary school, nursery, community centre, church, two hotels, library, Duthie Park with its Winter gardens, Albury Park and tennis courts, and good public transport facilities. Excellent road links ensure ease of access to the Industrial Estates and other parts of the city.



### ENTRANCE VESTIBULE

A spacious inviting entrance to the home with partially glazed door and side panel, carpet and low level cupboard housing electricity meter with a large wall mounted mirror above. Intruder alarm control panel.

### HALL

A spacious carpeted hallway benefiting from two deep cupboards, one of which houses the hot water tank.

### GUEST BEDROOM

A good sized double bedroom with feature box bay window fitted with quality roman blinds. Along one wall is an extensive range of built in wardrobes with bi-fold doors incorporating excellent hanging and shelving space. The floor is carpeted and the room fitted with television aerial point and telephone point. EN-SUITE: A good sized double bedroom with feature box bay window fitted with quality roman blinds. Along one wall is an extensive range of built in wardrobes with bi-fold doors incorporating excellent hanging and shelving space. The floor is carpeted and the room fitted with television aerial point and telephone point.

14'2" x 8'9" approx

### UTILITY ROOM

A useful utility room fitted with base units in light wood effect with contrasting work surfaces and stainless steel sink and drainer with mixer tap. Integrated AEG automatic washing machine, wall mounted central heating boiler. Partially glazed door to garden. Ceramic tiled flooring.

7' x 5'2" approx

### UPPER FLOOR

A carpeted staircase leads to the first floor landing which has a smoke detector and doors giving access to all rooms.

### LOUNGE

A particularly bright and spacious room with two windows fitted with quality roman blinds and featuring quality solid oak flooring. Lighting is provided by 6 wall mounted uplighters and the room is fitted with television aerial point and telephone point.

16'4" x 16'8" approx

### KITCHEN/DINING ROOM

A particularly attractive room well laid out and with the working area featuring a range of floor and eye level units in light wood effect with contrasting work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap, protective splashback tiling and glass display cupboards with lighting above. Appliances include integrated AEG four ring gas hob with extractor above, electric fan assisted oven, integral dishwasher, fridge and freezer. There is also a free standing fridge freezer. A full height box bay window creates a lovely sense of light and space. There is ample room for dining table and chairs, and lighting is provided by three spotlight fittings. Television aerial point. Tiled floor.

16'6" x 16'2" approx

### CLOAKROOM

A useful cloakroom fitted with white wc and wash hand basin on pedestal with tiling behind. Large wall mounted mirror. Triple spotlight and all fittings to remain. Extractor fan. Tiled floor.

### SECOND FLOOR

The carpeted staircase, brightened by a sunpipe, continues to the second floor landing which has a storage cupboard and hatch to loft. Smoke detector.

### MASTER BEDROOM

A particularly bright and comfortable double bedroom with patio doors fitted with full length curtains giving access to balcony which in turn enjoys a pleasing outlook over trees. The floor is carpeted and the room is fitted with television aerial point and telephone point. DRESSING AREA: An archway affords access to the useful dressing area which is fitted with a built in triple wardrobe with mirrored bi-fold doors housing hanging and shelving space. The window is fitted with roman blind matching the full length bedroom curtains. EN-SUITE: Again with white wc, wall hung wash hand basin and large tiled shower enclosure with glazed doors housing a mains shower mixer. Wall mounted mirrored medicine cabinet and all usual fittings to remain. Extractor fan.

13'8" x 9'3" approx

### DOUBLE BEDROOM 3

An ideal third double bedroom, bright and with quality roman blind. Spacious built in wardrobes incorporating hanging and shelving space. Telephone point.

12' x 9' approx

### BEDROOM 4

A fourth bedroom again bright and carpeted and with roman blind and telephone point.

10'5" x 7'2" approx

### BATHROOM

A highly attractive, fully tiled and fitted with a quality suite in contemporary white comprising wc, wash hand basin on pedestal and shaped bath with a mains mixer unit, and fitted with a curved glazed screen. The room is fully tiled and fitted with large wall mounted mirror to create a further sense of light and space. Chrome heated towel rail. Wall mounted mirrored medicine cabinet. Shaver point. Shelved cupboard and tiled floor.

8' x 5'4" approx

### OUTSIDE

To the front of the home is a loc-bloc driveway providing convenient off-street parking and leading to the single car integral garage which is fitted with a power up and over door, water tap, power and light. The fully enclosed garden to the rear is mainly in grass with mature trees, and there are shared landscaped areas.

### DIRECTIONS

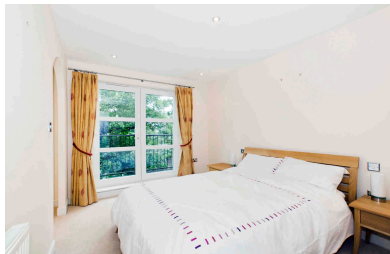
From the West End of Union Street turn left into Holburn Street and continue through the traffic lights. Proceed towards the first roundabout where turn left into Fonthill Road, and the entrance to Westbank is ahead on the right before the traffic lights.

### VIEWING

Contact Selling Agent.

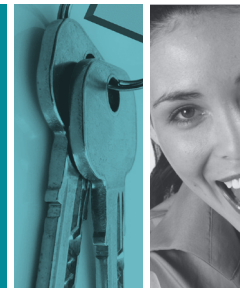
### Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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