



## SUPERIOR DETACHED DWELLINGHOUSE

68 CARNIE AVENUE  
ELRICK, AB32 6HT

HALL & CLOAKROOM  
LOUNGE  
DINING ROOM  
SITTING ROOM  
KITCHEN/DINER/FAMILY ROOM  
UTILITY ROOM  
MASTER BEDROOM/EN-SUITE  
3 FURTHER DOUBLE BEDROOMS  
FAMILY BATHROOM  
DOUBLE GARAGE & DRIVEWAY  
GCH/DG  
GARDENS



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

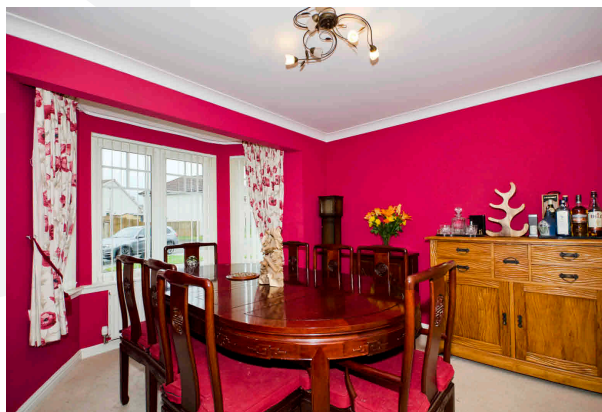
**£430,000**

## DESCRIPTION

This desirable, four bedroom, detached dwellinghouse enjoys an enviable location in a cul-de-sac of quality detached homes, within a modern residential development, in the popular suburb of Elrick. Completed to a high standard by Bett Homes, this "Dunkeld II" design offers a spacious level of family sized accommodation spanning two floors, and benefits from the comforts of gas fired central heating, double glazing, and a detached double garage with off-street parking on the loc-bloc driveway. On the ground floor the lounge enjoys a quiet position overlooking the rear garden, whilst there is a formal dining room to the front. The superbly appointed kitchen/diner/family room is well equipped, offers direct access to the rear garden, and has an adjacent utility room. There is also a further sitting room/home office, and cloakroom at ground floor level. The rooms on the first floor all enjoy a bright and airy ambience, and comprise: master bedroom with en-suite bathroom, three further double bedrooms, all benefiting from built-in wardrobes, and a family bathroom fitted with white sanitary ware. The front garden is designed for low maintenance, whilst the enclosed garden at the rear enjoys a particularly sunny and private aspect. All carpets, floor coverings, window blinds, light fittings, and white goods in the kitchen are included in the sale.

## LOCALITY

Elrick lies on the outskirts of Westhill which is within easy commuting distance of Aberdeen city. Aberdeen International Airport and the oil related offices at Westhill, Kingswells and Dyce are also easily accessible. Nearby Westhill is a vibrant and popular family suburb which enjoys a wide choice of amenities including excellent shopping facilities such as Marks & Spencer, Costco, and Tesco outlets, and a host of specialist shops and restaurants. Westhill is also renowned for its excellent recreational facilities which include a challenging 18-hole golf course, tennis courts, and a swimming pool as well as a wide range of clubs and organisations catering for all age groups. There are also highly regarded primary schools and a top performing secondary school. A regular public transport service and Park-and-Ride facility affords quick and easy access to Aberdeen city.



### ENTRANCE HALL

Accessed via white panelled door with stained glass panel and side screens. Built-in cloak cupboard, and understair cupboard housing the electricity meter/fusebox. Laminate wood flooring.

### CLOAKROOM

Fitted with a cream coloured suite, comprising wc and wash hand basin. Pendant light fitting. Wood effect vinyl flooring.

### LOUNGE

Nicely appointed room, generously proportioned, with bay window overlooking the rear garden. Feature marble fireplace incorporating a gas burning coal effect fire. Television aerial point with satellite connection. Contemporary brushed chrome ceiling light controlled by dimmer switch. Vertical window blinds. Laminate wood flooring.

18' x 13'5" approx

### DINING ROOM

Bright, front facing room affording ample space for a full dining suite. Striking accent wall with co-ordinating curtains and vertical blinds fitted to bay window. Metal ceiling light. Neutral coloured carpet.

13'6" x 12'4" approx

### SITTING ROOM

This versatile, front facing room could be used as a sitting room or home office. Television aerial and telephone points. Brushed chrome/opaque glass ceiling light. Tied-back curtains fitted to metal pole. Carpeted floor.

10'4" x 8'4" approx

### KITCHEN/DINER/FAMILY ROOM

Superbly appointed open-plan room equipped with a comprehensive range of oak, shaker style cabinets complemented by splashback tiling, and black quartz worktops incorporating a breakfast bar. Stainless steel sink and drainer with mixer tap, above which is a rear facing window. "Rangemaster" with 5-burner gas hob, gas and electric fan assisted ovens, and warming drawer. Chimney style extractor canopy. Integrated dishwasher, upright refrigerator and freezer. Glass display shelves. Chrome recessed downlighters. Slate tile effect laminate flooring. Dining/family area with French doors to garden.

20'8" x 11'8" approx

### UTILITY ROOM

Conveniently located off the kitchen and fitted with floor units, co-ordinating worktops, and splashback tiling. Stainless steel sink and drainer with mixer tap. Wall mounted central heating boiler. Chrome wall shelves. Extractor fan. Slate tile effect laminate flooring. Partially glazed door to garden.

### FIRST FLOOR

A carpeted staircase ascends from the hall to the galleried first floor landing where white panelled doors open into all remaining rooms. Built-in shelved linen cupboard. Smoke detector and recessed downlighters.

### MASTER BEDROOM

Attractive master bedroom benefiting from two built-in double wardrobes finished with opaque glass sliding doors. Neutral décor and co-ordinating carpet. Vertical blind fitted to front facing window. Spotlight fitting. Telephone point. EN-SUITE: Fitted with a white wc and twin wash basins, both housed in a vanity unit; spa

16'7" x 11'5" approx

bath; and recessed shower enclosure fitted with chrome mains powered shower and glass sliding door. Built-in shelved airing cupboard housing the water tank. Shaver socket and two circular wall mirrors above the vanity unit. Chrome towel rail and co-ordinating accessories. Recessed downlighters. Vinyl tile effect flooring.

### DOUBLE BEDROOM 2

This front facing room displays pastel décor and neutral coloured carpet. Built-in wardrobe fitted with hanging rail and shelf. Television aerial point. Vertical window blind.

11'10" x 10'9" approx

### DOUBLE BEDROOM 3

Enjoying a quiet aspect to the rear of the home, this good sized double bedroom again benefits from a built-in wardrobe which provides hanging and shelving facilities. Television aerial point. Neutral coloured carpet.

10'5" x 10' approx

### DOUBLE BEDROOM 4

Again rear facing and with built-in wardrobe. Carpeted floor and vertical window blind.

11'10" x 8'7" approx

### FAMILY BATHROOM

Bright bathroom fitted with a white wc and wash basin with chrome mixer tap, both housed within a white vanity unit; and bath, above which is an electric shower and glass screen. Ceramic wall tiling around the bath and to the splashback areas. Shaver socket and fitted wall mirror. Extractor fan and glass surface mounted light fitting. Frosted glass front facing window. Vinyl tile effect flooring.

### OUTSIDE

A loc-bloc driveway at the front of the property provides convenient off-street parking for up to 3 cars in front of the garage. The remainder of the garden is laid in low maintenance granite chips, with well stocked borders hosting a variety of established conifers and shrubs. Paved path to front door. Two carriage lights. A wooden gate at the side opens into an enclosed area with rotary clothes dryer. The rear garden enjoys a sunny aspect, is mainly laid to lawn with mature trees and shrubs providing a good degree of privacy, and a splash of colour. Wooden shed. Water tap.

### DOUBLE GARAGE

Large double garage with twin front doors, power and light. Side door to garden.

### DIRECTIONS

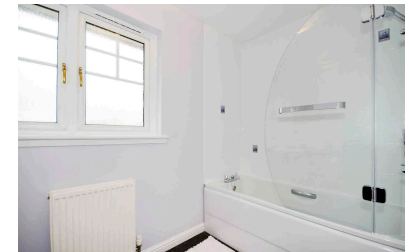
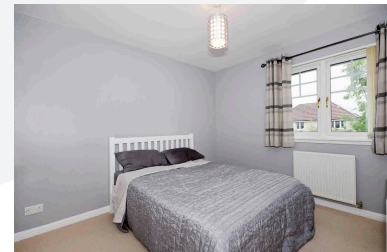
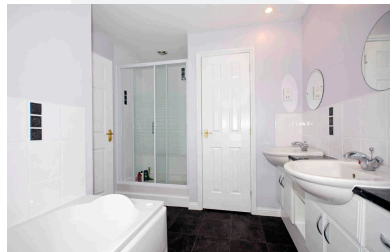
Travel to Westhill on the A944 Aberdeen-Alford road. Travel straight ahead at the Westhill roundabout towards Elrick. Take the second exit off the Broadstrak roundabout then turn left into Carnie Avenue. Number 68 is located in the left hand corner of the third cul-de-sac on the right hand side of the road.

### VIEWING

Tel 01224 740018 (Mr & Mrs Shenstone).

### 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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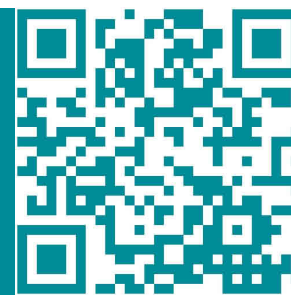
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