



## DETACHED BUNGALOW

18 BRIMMOND DRIVE  
WESTHILL, AB32 6SZ

HALL  
LOUNGE/DINING ROOM  
KITCHEN  
MASTER BEDROOM WITH  
EN SUITE SHOWER ROOM  
2 FURTHER BEDROOMS  
BATHROOM  
GAS C.H. & D.G  
GARDENS  
SINGLE GARAGE



**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents



Offers Over

**£275,000**

Enjoying a superb location within a quiet street, yet close to the centre of Westhill and within walking distance to local shops and amenities, we are delighted to offer for sale this most attractive Three Bedroom Detached Bungalow. Offering spacious accommodation on one floor the property has been well maintained and benefits from well maintained gardens, a large loc bloc driveway and single garage together with gas fired central heating and double glazing.

Entered by a spacious and welcoming entrance hallway which has been freshly presented in neutral tones with laminate wood flooring and two large fitted storage cupboards, together with an access hatch with ramsay style ladder leading to a partially floored loft. The exceptionally spacious and bright lounge/dining room enjoys a pleasant aspect to the front of the property by way of two large picture windows. Tastefully presented in neutral tones with laminate wood flooring this generously proportions room provides ample space for a range of both lounge and dining room furniture. Adjacent to the lounge with connecting doors to both the lounge and the hallway, the good sized kitchen has been fully fitted with a range of modern base and wall units with roll front worksurfaces and matching splashbacks. A partially glazed door leads from the kitchen to the side of the property. Enjoying a pleasant aspect over the private rear garden the generously proportioned master bedroom has been presented in neutral tones with laminate flooring and built in wardrobes with additional overhead storage cupboards above the bed area. Leading from the master bedroom the freshly presented en suite shower room is fitted with a modern two piece white suite with an aqua panelled shower enclosure. Two further good sized bedrooms and the centrally situated fully tiled family bathroom complete the accommodation.

## LOCALITY

Westhill is a popular suburb within easy commuting distance of Aberdeen city, the industrial estates and business parks at Dyce, and Aberdeen Airport. An excellent variety of local amenities which include nursery, primary and secondary education, a swimming pool, challenging 18-hole golf course, hotel, and restaurants are all located within easy walking distance of the property, with further retail outlets include Tesco, Aldi and Costco supermarkets, a smaller Marks & Spencer "Simply Food" store, and a "Co-op" convenience store with in-house Post Office.





**Hall**

**Lounge/Dining Room**

**Kitchen**

**Master Bedroom**

**En Suite Shower Room**

**Double Bedroom 2**

**Single Bedroom 3**

**Bathroom**

**8.35m X 4.06m (27`5" X 13`4") approx.**

**3.58m x 2.89m (11`9" x 9`6") approx.**

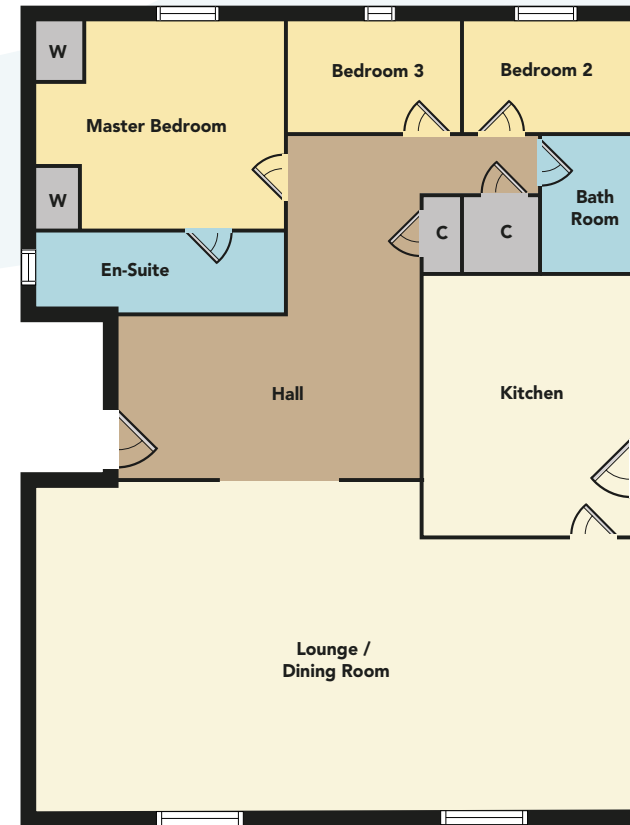
**4.26m x 2.97m (14`0" x 9`9") approx.**

**2.94m x 0.96m (9`8" x 3`2") approx.**

**3.04m x 2.94m (10`0" x 9`8") approx.**

**2.94m x 2.03m (9`8" x 6`8") approx.**

**2.05m x 2.03m (6`9" x 6`8") approx.**



Floorplans are indicative only - not to scale  
Produced by Plushplans



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## OUTSIDE

A loc bloc driveway to the side of the property provides ample off street parking and leads to the Single Garage which is fitted with power and light. The garden to the front of the property has been mainly finished in granite chippings for ease of maintenance, whilst the fully enclosed garden to the rear has been mainly laid to lawn with a paved patio area. The garden shed is to remain.

## DIRECTIONS

From Aberdeen travel along A944 towards Westhill. At the roundabout turn right onto Westhill Drive and at the next roundabout turn left onto Old Skene Road. Continue along and take first left into Brimmond Drive. No 18 is situated on the right-hand side of the road.

## VIEWING

By appointment, telephone 07835 763 715 (Thom)

## 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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