



GROUND FLOOR APARTMENT

19 BROADSTRAIK AVENUE
WESTHILL, AB32 6DA

VESTIBULE

LOUNGE

KITCHEN

2 BEDROOMS

BATHROOM

ELECTRIC STORAGE HEATING
AND D.G.

EXCLUSIVE PARKING SPACE
AND SHARED GARDENS



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



Offers Over

£87,000

Enjoying a pleasant location within a quiet residential street this well presented two bedroom ground floor apartment is within walking distance of all local amenities. Providing an ideal opportunity for the first time buyer or buy to let investor the property benefits from electric storage heating and full Upvc double glazing. Tastefully decorated and carpeted throughout the accommodation comprises of an entrance vestibule which is fitted with a large walk in cloak cupboard. Leading from the vestibule the generously proportioned lounge enjoys a pleasant aspect over the communal garden areas. The kitchen, located off the lounge has been fitted with a range of modern base and wall units together with an integrated oven, hob and extractor hood, the fridge and automatic washing machine are also to remain. An inner hallway leads through from the lounge to a double and single bedroom, both of which benefit from fitted wardrobes and to the centrally situated bathroom which has been fitted with a modern three-piece suite with a shower fitted above the bath. Outside the communal gardens surrounding the property are mainly laid to lawn with a communal bin store. The property further benefits from an exclusive parking space and additional visitor parking.

LOCALITY

Elrick lies on the outskirts of Westhill which is a popular and vibrant town with a good range of community facilities including excellent nursery, primary and secondary education, along with a community centre with swimming pool and an 18-hole golf course within the town. There is a shopping centre with a Marks and Spencer Food Hall, gift shops, cafes, post office and local baker, along with a Tesco supermarket. The town enjoys easy access to Aberdeen city centre either by car or public transport which is readily available and also to the main business centres in the north east and Aberdeen Airport.

VESTIBULE
LOUNGE
KITCHEN
INNER HALL
BEDROOM 1
BEDROOM 2
BATHROOM

4.41m x 3.96m (14'6" x 13') approx.
2.97m x 1.90m (9'9" x 6'3") approx.

2.92m x 2.64m (9'7" x 8'8") approx.
2.64m x 2.61m (8'8" x 8'7") approx. at longest and widest
2.33m x 1.87m (7'8" x 6'2") approx.

OUTSIDE

Well maintained communal gardens surround the property which have been mainly laid to lawn with a communal bin store. The property also benefits from an exclusive parking space and there are four visitor spaces.

DIRECTIONS

On entering Westhill from Aberdeen, go straight ahead at the 'Westhill Roundabout' towards Elrick. Go straight ahead through Elrick passing the BP filling station and the Broadstraik Inn. At the next roundabout take the third exit onto Broadstraik Avenue and the property is located at the end of the cul de sac on the left.

VIEWING

By appointment, telephone 07548 117 044 (Mr Dundas)

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.

