



DETACHED BUNGALOW

THE BUNGALOW
STRAIK ROAD
ELRICK, AB32 6TL

VESTIBULE
HALL
LOUNGE
DINING KITCHEN
4 DOUBLE BEDROOMS
SHOWER ROOM
GARDENS TO FRONT AND REAR
SINGLE GARAGE
GAS C.H. & D.G



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



Offers Over

£265,000

Providing spacious family accommodation close to the centre of the popular residential suburb of Westhill we are delighted to offer for sale this most attractive Four Bedroom Detached Bungalow which has been presented in pleasant neutral tones throughout and benefits from full double glazing, gas fired central heating and a feature bio ethanol wall mounted fire in the lounge.

Entered by a spacious and welcoming entrance vestibule and hallway off of which all further accommodation is located. Enjoying a pleasant aspect to the front of the property the bright and airy lounge has been finished in neutral tones has as its focal point a bio ethanol wall mounted fire. Partially glazed pocket doors lead through from the lounge to the spacious and bright dining kitchen with dual aspect windows overlooking the front and side of the property and providing ample space for a large dining table and chairs, the kitchen has been fully fitted with a range of quality, modern base and wall units which provide ample storage space with co-ordinating roll front worksurfaces, colourful tiled splashback and a range of integrated appliances including a stainless steel oven, hob and extractor hood, automatic washing machine, dishwasher and a large American style fridge freezer. A central island also provides additional dining space and the stools will remain. All four bedrooms are of generous proportions, two of which are fitted with large built in wardrobes. Completing the accommodation the instantly appealing, stylish shower room has been fitted with a 2 piece suite which includes a beautiful glass wash hand basin set on a modern vanity unit together with a large corner shower enclosure fitted with aqua panelling.



LOCALITY

Situated on the outskirts of Westhill, Elrick is a popular and vibrant town with an enviable 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. There is also 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. The AWPR is easily accessible and makes for easy commuting from and around the city.



**VESTIBULE
HALL**

LOUNGE

DINING KITCHEN

DOUBLE BEDROOM 1

DOUBLE BEDROOM 2

DOUBLE BEDROOM 3

DOUBLE BEDROOM 4

SHOWER ROOM

4.77m x 3.65m (15`8" x 12`0") approx

5.94m x 3.83m (19`6" x 12`7") approx

3.96m x 3.65m (13`0" x 12`0") approx

4.34m x 3.65m (14`3" x 12`0") approx

3.86m x 3.17m (12`8" x 10`5") approx

3.35m x 2.43m (11`0" x 8`0") approx

2.43m x 1.93m (8`0" x 6`4") approx

OUTSIDE

A tarred driveway to the front and side of the property provides ample off street parking and leads to the Single Garage/Workshop/Storage which is fitted with a Hormann electric door. The garden to the front of the property has been attractively landscaped with an area of lawn bounded by mature, well stocked flower and shrub borders and raised flower beds providing seasonal colour. The fully enclosed garden to the rear has been paved for ease of maintenance and houses a large wooden summer house and a garden shed.

DIRECTIONS

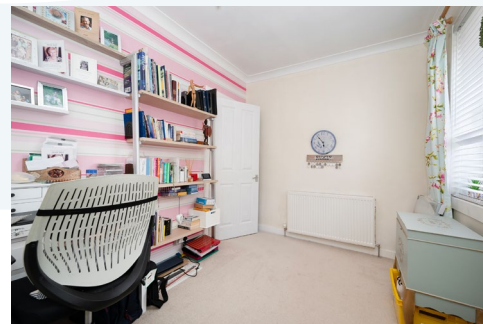
From Aberdeen, travel along the A944 towards Westhill. At the Westhill roundabout carry on onto Straik Road. Continue along passing the Westhill Service Station, and then take the next right where the property is located on the corner.

VIEWING

By appointment, telephone 07718 208 181 (Morrison)

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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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