



2 Westholme Terrace | Aberdeen | AB15 6AD

Detached Home in a Sought After Residential Location

Offers Around £520,000

We are delighted to offer for sale this immaculately presented four bedroom detached family home, situated on a large feu, in this sought-after, west end location. The property has been extended and upgraded to an exacting standard with great care being taken to every detail to provide a superb family home with the added advantage of beautifully tended gardens and a double garage with gated driveway. The property benefits from fresh, neutral decor throughout, solid wood Oak doors, frames and skirtings and has retained some fine period features including cornice work and dado rails, all complemented by the modern conveniences of an upgraded German Nolte kitchen and beautifully appointed shower rooms, making this an ideal purchase for the discerning home buyer looking to acquire a superb property and move in with the minimum of inconvenience.

The well proportioned accommodation is entered through a solid wood external door with stained glass panels to a welcoming reception hallway which gives access to all ground floor accommodation. The lounge/dining room is bright, airy and extremely spacious giving views to the front and over the rear garden, the dining area has a bay window to the front, alcoves with wall lighting and is on open plan to the formal lounge with box bay window to the rear overlooking the rear garden, creating a relaxing ambience to this beautiful room. The sitting room/4th bedroom overlooks the front and has two alcoves and a chandelier central light fitment and commands great views down Westholme Avenue. An outstanding feature of the property is the recently upgraded kitchen fitted with a range of Nolte (German) white high gloss base and wall units with stainless steel handles and textured stone-effect worktop with matching splashback, built-in John Lewis grill/microwave/oven, further oven, induction hob with coloured glass splashback behind and retractable Hotpoint cooker hood with light; integrated Bosch dishwasher and fridge, stainless steel sink and drainer, concealed under unit lighting, ceiling "day" lights, smoked grey laminate flooring and window overlooking the rear garden; on open plan with the kitchen is the dining room again with smoke grey laminate flooring, "day" lights and window to the front, a door leads to the utility room which houses the central heating boiler and is plumbed for automatic washing machine and tumble dryer and houses a family size freezer, a glazed Oak door gives access to the rear garden. Completing the ground floor accommodation is the beautifully presented part tiled shower room fitted with cisternless w.c., wash hand basin set in white high gloss bathroom furniture with drawers and toiletry storage space, large corner shower cabinet with thermostatic shower and glazed screens, tiled floor, heated towel rail and inset ceiling downlights.

A comfortably graded staircase, with window to the rear allowing an abundance of natural light to flood the space, leads to the upstairs hallway and all bedroom accommodation. The master bedroom has a double aspect and the benefit of an array of built-in wardrobe accommodation offering excellent shelf and hanging space; double bedroom 2 is located to the front and again has two double fitted wardrobes all with solid wood doors, double bedroom 3 is located to the front and again has a fitted wardrobe and space for a full range of bedroom furniture. A study, with window to the rear, is sizeable and could equally be used as a dressing room given its proportions. The part tiled shower room is fitted with a white suite with cisternless w.c., wash hand basin again set in white high gloss bathroom furniture with Corian worktop, a shower cubicle with thermostatic shower, heated towel rail and porcelain floor tiling.

The pièce de résistance is the wonderful garden, which is fully enclosed and has been maintained to an exceptionally high standard and has a patio area ideal for al fresco dining and entertaining, a large lawn area with water feature, an array of mature trees and colourful shrubs including Clematis and Wisteria to name but a few, creating an oasis of peace and tranquility, a pathway leads through two rose arched trellis to the substantial double garage with up and over door, power and light. A driveway for two vehicles is entered through secure gates from Westholme Avenue.

ACCOMMODATION

Ground Floor

Entrance Vestibule
Reception Hallway
Lounge/Dining Room on open plan
Lounge Area
15'8" x 12'5" (4.78m x 3.79m) approx.
Dining Area
13'6" x 13'4" (4.12m x 4.07m) approx.
Sitting Room/4th Bedroom
13'8" x 12'3" (4.17m x 3.73m) approx.
Kitchen
11'3" x 7'8" (3.43m x 2.34m) approx.
Dining Area
8'3" x 8'3" (2.52m x 2.52m) approx.
Utility Room
8'3" x 5'5" (2.52m x 1.65m) approx.
Shower Room
7'9" x 5'8" (2.36m x 1.73m) approx.

First Floor

Upper Hallway
Master Bedroom
14'5" x 12'6" (4.4m x 3.81m) approx.
Double Bedroom 2
11'10" x 11'5" (3.61m x 3.48m) approx.
Double Bedroom 3
12'1" x 11'6" (3.68m x 3.51m) approx.
Study/Dressing Room
10'3" x 9'7" (3.12m x 2.92m) approx.
Shower Room
6'7" x 6'4" (2.01m x 1.93m) approx.

Gas Central Heating

Double Glazing

Alarm System

EPC Band D

The quality carpets and other floor finishes, curtains, blinds, light fitments and certain white goods are to be included in the price and will remain.



Reception Hallway



Lounge/Dining Room



Lounge Area



Dining Area



Sitting Room/4th Bedroom



Kitchen



Kitchen/Dining Area



Shower Room



Upper Hallway



Master Bedroom



Master Bedroom (aspect 2)



Double Bedroom 2



Double Bedroom 2 (aspect 2)



Double Bedroom 3



Double Garage

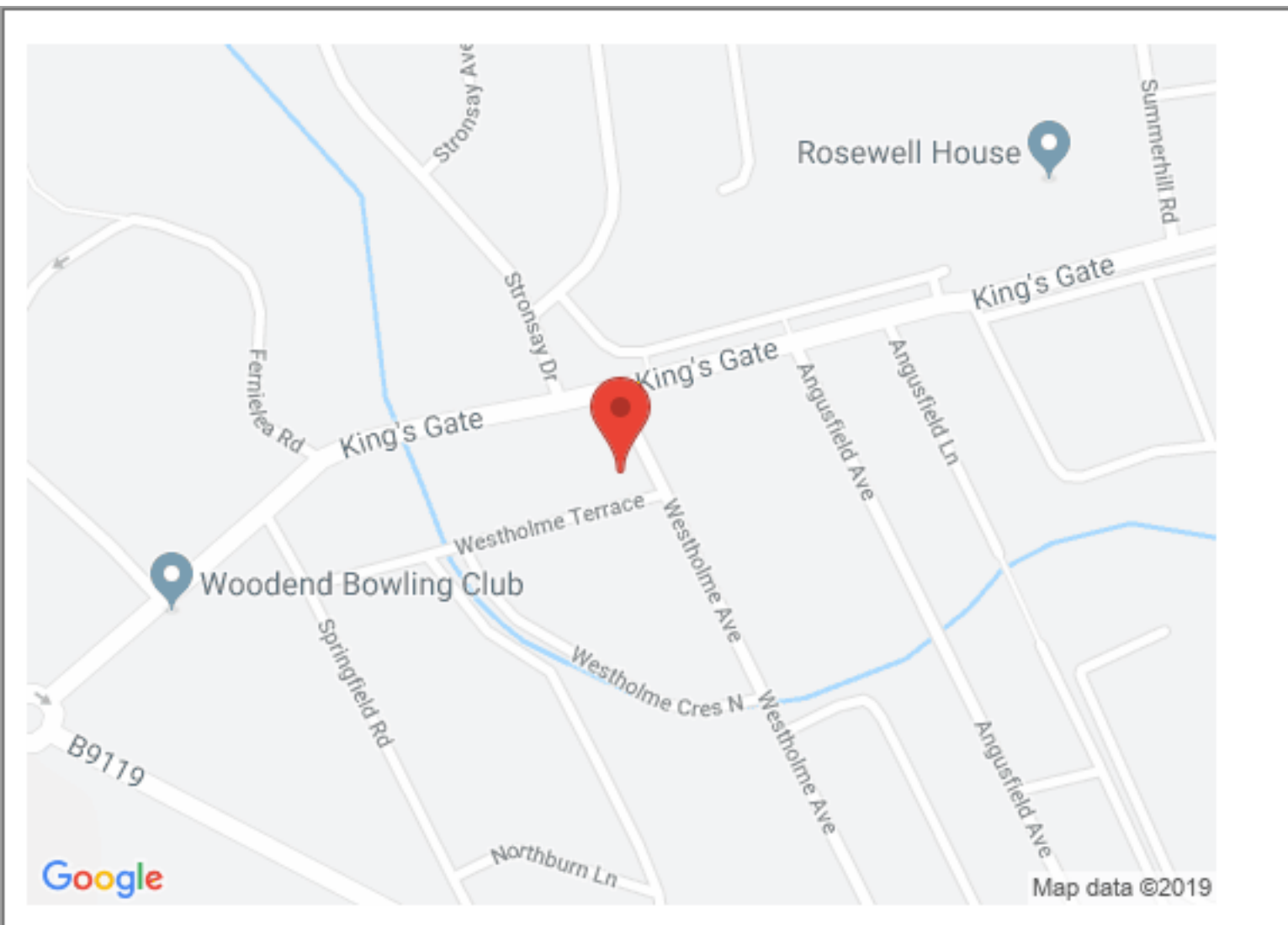


Rear Garden



Rear Garden

Property location



Directions: From the West End of Union Street continue onto Albyn Place and Queen's Road; continue straight ahead at the Anderson Drive roundabout and take fourth right into Westholme Avenue. Continue north on Westholme Avenue and Westholme Terrace is on the left with No 2 being the first property on the right.

Location: Westholme Terrace is located in a prime west end residential area situated between King's Gate and Queen's Road and with the main Aberdeen Ring Road being located nearby most parts of Aberdeen are readily accessible. The area is served by excellent public transport and shopping facilities and Hazlehead Park with its many recreational facilities is within easy walking distance.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.