



2 Westdyke Place

Elrick, Aberdeenshire, AB32 6QT

ledingham
chalmers
estate agency



Lounge



Kitchen

**2 Westdyke Place
Elrick, Aberdeenshire, AB32 6QT**

Delightful two bedroom bungalow in the popular suburb Elrick

- Two bedroom bungalow
- Located in the popular suburb of Elrick
- Single detached garage
- Low maintenance rear garden
- Double glazing and gas central heating



Two beds.



One bathroom.



One public room.

Delightful two bedroom bungalow in the popular suburb Elrick

Situated in a quiet cul-de-sac, we are pleased to offer for sale this two bedroom semi detached bungalow with fully enclosed rear garden and single garage.

The property comprises of a welcoming and bright entrance hallway, well-proportioned fitted kitchen, spacious lounge, bathroom with bath and electric shower over head and two good sized double bedrooms. The property also boasts double glazing, gas central heating, a partially floored loft space, fully enclosed rear garden, driveway with space for two vehicles and single detached garage.



Bedroom

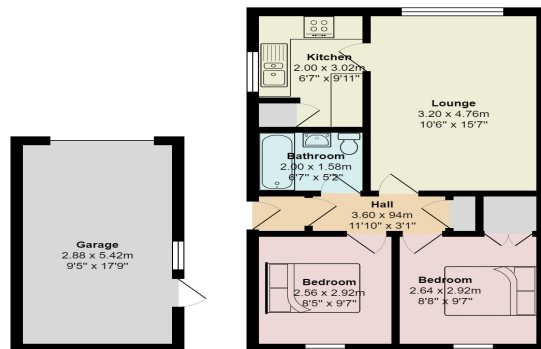


Rear garden

Accommodation and plans

Hall	11'10" x 3'1"	3.61m x .94m
Lounge	10'6" x 15'7"	3.2m x 4.75m
Kitchen	6'7" x 9'11"	2.01m x 3.02m
Bedroom one	8'8" x 9'7"	2.64m x 2.92m
Bedroom two	8'5" x 9'7"	2.57m x 2.92m
Bathroom	6'7" x 5'2"	2.01m x 1.58m

2 Westdykes Place



Directions

Travel on the A944 from Aberdeen and on reaching Westhill, continue on straight through the roundabout onto Straik Road, Take a right onto Wellgrove Road, then the first road on the left into Westdyke Avenue. Take the second on the right into Westdyke Place where the property is on the right hand side.

Location

Westhill is situated within relatively easy commuting distance of Aberdeen and is also extremely convenient for the Airport and the industrial estates throughout the City which are accessible by a variety of arterial routes. Westhill itself is well served by an excellent range of shopping facilities.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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[Icea.com](https://www.icea.com)

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 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.