



40 Westholme Avenue | Aberdeen | AB15 6AB

Five Bedroom Detached Granite Dwellinghouse

Offers Over £575,000

Enjoying a prestigious West End location, we offer for sale this attractive five bedroom detached granite dwellinghouse, The property, which has been extended, offers spacious accommodation across two floors creating an ideal family home.

The ground floor provides excellent living space boasting two front facing reception rooms with bay windows and central fireplaces, with a further sitting room/bedroom located to the rear of the property.

The beautifully bright dining kitchen is on open plan with the family room, benefitting from French doors which open out to the rear garden and patio area. The kitchen is fitted with a range of wall, base and drawer units, and various integrated appliances. There is ample space for dining furniture and access is offered into the adjacent utility room which provides a convenient location for laundry appliances and the freezer. The ground floor accommodation is completed by a family bathroom with three piece suite.

The carpeted staircase ascends to the first floor hallway leading to the most generous master bedroom with dual aspect windows overlooking the rear garden. There are three further good-sized bedrooms, each of which offers ample space for a range of free standing furniture.

The home is finished by the family bathroom, with three piece white suite comprising W.C., wash basin and bath with mains shower over.

Outside the rear garden is fully enclosed and laid with a combination of lawn and patio, bordered by mature bushes and trees. To the front is a well-tended garden and a driveway offering convenient off-street parking for several cars, leading up to the carport, and in turn, the single garage with electric roller door.

Ground Floor

Lounge

16'03" x 13'04" (4.95m x 4.07m) approx.

Dining Room

17'0" x 13'05" (5.18m x 4.09m) approx.

Sitting Room / Bedroom 5

13'09" x 13'0" (4.19m x 3.96m) approx.

Family Room

15'01" x 11'02" (4.6m x 3.4m) approx.

Dining Kitchen

15'03" x 14'0" (4.65m x 4.27m) approx.

Utility Room

5'08" x 5'03" (1.73m x 1.6m) approx.

Bathroom

7'06" x 6'08" (2.29m x 2.03m) approx.

First Floor

Bedroom 1

19'06" x 15'03" (5.95m x 4.65m) approx.

Bedroom 2

14'01" x 13'09" (4.29m x 4.19m) approx.

Bedroom 3

14'10" x 8'07" (4.52m x 2.62m) approx.

Bedroom 4

12'0" x 9'09" (3.66m x 2.97m) approx.

Bathroom

7'0" x 5'04" (2.13m x 1.63m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods.

Gas Central Heating

Double Glazing

EPC Band E



Hallway



Lounge



Dining Room



Dining Kitchen



Dining Kitchen



Family Room



Family Room



Utility Room



Rear Hall



Bedroom 5 / Sitting Room



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bathroom



Bathroom



Garden



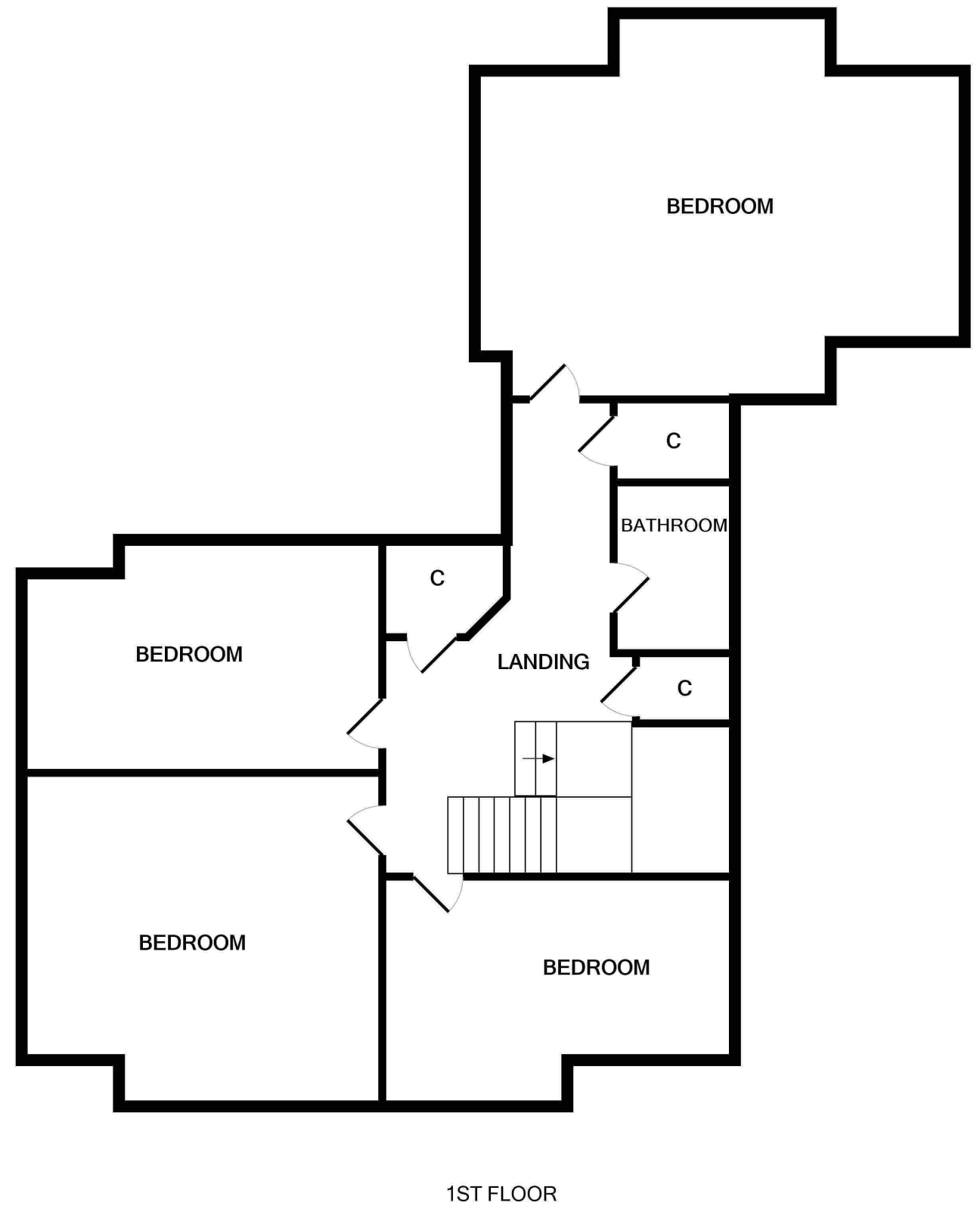
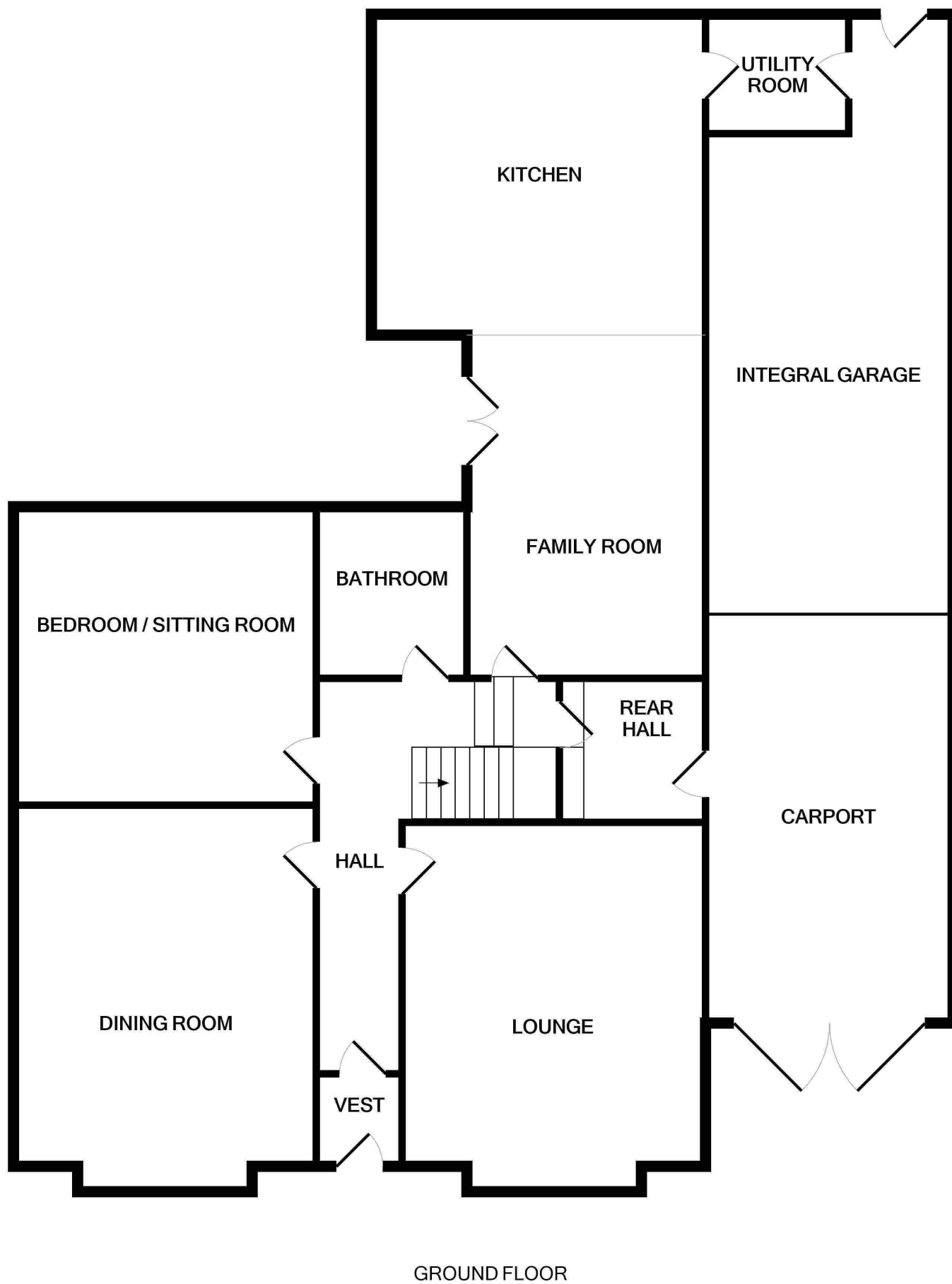
Garden



Garden



Garden



Floorplan

Viewing By Appointment Telephone 07834 659406 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions:

From the West End of Union Street continue onto Albyn Place and onto Queens Road; continue through the roundabout with Anderson Drive and take the second right after the traffic lights into Westholme Avenue. Number 40 is located along on the right hand side.

Location:

Westholme Avenue is a quiet residential street situated in the city's prestigious west end. A regular bus service is available nearby and the main Anderson Drive ring road is easily accessible, with onward travel to all parts of the city and suburbs, as well as the airport. Hazlehead Park is within walking distance and provides open green spaces, also having a choice of several golf courses. Educational needs are catered for with excellent primary and secondary schooling nearby, as well as two universities.

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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.