



2 Broadstrak Avenue | Westhill | AB32 6DA

Deceptively Spacious Four Bedroom Detached Bungalow

Offers Over £345,000



Enjoying a particularly generous plot in a quiet residential street, we offer for sale this attractive four bedroom detached bungalow. Although the property may benefit from some modernisation, it is deceptively spacious and offers versatile accommodation across one floor.

The home is entered into the hallway with excellent storage facilities, giving way to the well proportioned front facing lounge which gives access into the dining room. With a naturally bright position, the dining room would lend itself to various uses depending on the purchasers own requirements.

The dining kitchen is fitted with a wide range of units which house various integrated and free-standing appliances. Ample dining space is offered, ideal for everyday family dining and entertaining alike. Adjacent to the kitchen, the utility room provides a convenient hideaway for laundry appliances and benefits from further fitted units.

The master bedroom lies to the front of the home, a spacious room access into the 'Jack & Jill' wet room with mains shower. There are three further bedrooms to the rear of the home, each of which boasts built-in wardrobes and space for free-standing furniture.

The home is completed by the family bathroom which is extensively tiled and fitted with a four piece suite comprising W.C., bidet, wash hand basin and bath with shower over.

The property is set within a particularly generous plot with ample space for children and pets to play. The garden is laid with a combination of lawn and patio with mature bushes, shrubs and trees. The timber shed and summerhouse are to be included in the sale. The driveway to the front provides convenient off-street parking and leads to the large garage with up and over door.

## ACCOMMODATION

### Lounge

16'3" x 14'1" (4.95m x 4.29m) approx.

### Dining Room

15'8" x 9'3" (4.78m x 2.82m) approx.

### Dining Kitchen

20'1" x 14'5" (6.12m x 4.4m) approx.

### Master Bedroom

17'1" x 11'5" (5.21m x 3.48m) approx.

### Wet Room

12'2" x 7'5" (3.71m x 2.26m) approx.

### Utility Room

7'5" x 5'4" (2.26m x 1.63m) approx.

### Bedroom

15'7" x 8'8" (4.75m x 2.64m) approx.

### Bedroom

10'4" x 10'4" (3.15m x 3.15m) approx.

### Bedroom

9'1" x 8'9" (2.77m x 2.67m) approx.

### Bathroom

7'0" x 6'4" (2.13m x 1.93m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods (with the exception of the washing machine and tumble dryer). The timber shed and summerhouse are also to remain.

### Gas Central Heating

### Double Glazing

### EPC Band C





**Lounge**





Lounge





**Dining Room**





**Dining Kitchen**





**Dining Kitchen**





**Master Bedroom**





**Master Bedroom**





**Jack & Jill Shower Room**





**Bedroom**





**Bedroom**





**Bedroom**





**Bathroom**





**Garden**





**Garden**





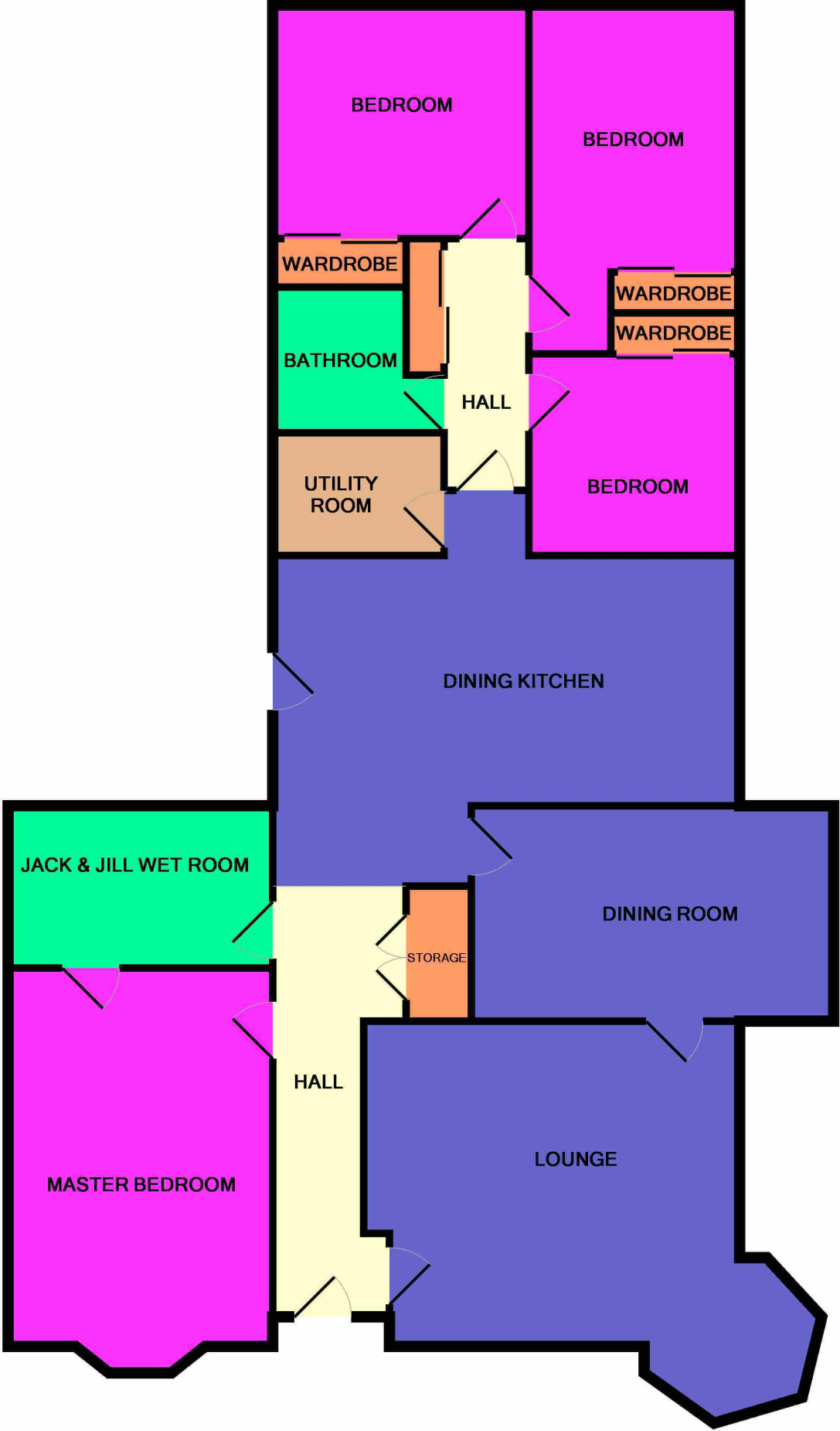
**Garden**





**Garage & Driveway**





Floorplan



### Property location



### Directions

Travkle along the A944 Aberdeen to Westhill Road. On reaching the Tesco roundabout continue ahead and take the third exit at the next roundabout onto Broadstraik Avenue. The property is located a short distance along on the right hand side.

### Location

Westhill is a popular suburb offering an excellent range of amenities including shopping complexes featuring a Marks & Spencer food store, Tesco supermarket and further quality retail units. There are excellent primary and secondary schools, swimming pool, library and medical centre. It is also linked to the city by an excellent commuter road and the property is within a short distance of good public transport facilities. This area is also convenient for the ever expanding office and industrial complexes situated at Westhill which have attracted many prominent business users. It also allows easy commuting across the back road to Inverurie, Dyce and Aberdeen Airport.

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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.