



9 Loch View | Westhill | Aberdeen | AB32 6NA

Prestigious, High-Specification Family Home

Offers Over £699,950

Loch View is an attractive development of only five prestigious, executive homes, which are sited in extensive grounds and are accessed directly from the quiet cul-de-sac of Loch View, on the north side of Westhill.

We are delighted to take to the market the "Westhill" design, which offers stunning views over Westhill Golf Course, the hills and Loch of Skene to the rear, and also to the front over Westhill itself. The property is a large five bedroom family home, which has spacious, well proportioned accommodation throughout, offering the discerning home buyer an opportunity to acquire a quality family home in a sought-after location.

The property is all on one level and has a welcoming reception hallway with ample storage space, the formal vaulted lounge has a large floor to ceiling picture window offering an abundance of natural light to flood this space; double doors lead to the open plan kitchen/dining room which again is also vaulted to maximise the bright airy aspect of this space, providing versatile accommodation well suited to the requirements of the modern family lifestyle, with patio doors leading to the rear offering the opportunity for al fresco dining and entertaining. The kitchen itself is fitted with a range of quality base and wall units with various integrated appliances, whilst located off the kitchen is the utility room, fitted with units matching those in the kitchen and giving access to the rear garden. The master bedroom is a magnificent feature of this home with window to the rear, double wardrobe with shelf and hanging space and en suite fitted with three piece suite comprising w.c., wash hand basin set in bathroom accommodation and shower.

Bedroom two is to the side of the home and has ample wardrobe accommodation, whilst double bedroom three, again to the side again has ample wardrobe accommodation and access to an en suite shower room. The guest bedroom is located to the rear and is once more of sizeable proportions, again having wardrobe accommodation and en suite facilities. Completing the bedroom accommodation is bedroom 4, again with double wardrobe. The bathroom is fitted with a white three piece suite comprising w.c., wash hand basin set in quality bathroom furniture and bath with tiling around.

To the front, the sweeping driveway gives access to the double garage. The sides and rear of the property are fully enclosed, laid mainly to lawn with patio areas and are of excellent proportions allowing space for the entire family to enjoy this large, easily maintained garden area.

## ACCOMMODATION

### Ground Floor

Reception Hallway

16'1" x 14'4" (4.9m x 4.37m) approx.

Formal Lounge

22'4" x 20'9" (6.81m x 6.33m) approx.

Kitchen/Dining Room on open plan  
25'2" x 20'9" (7.67m x 6.33m) approx.

Utility Room

9'7" x 7'11" (2.92m x 2.41m) approx.

Master Bedroom

14'7" x 11'7" (4.45m x 3.53m) approx.

En Suite

9'7" x 6'11" (2.92m x 2.11m) approx.

Double Bedroom 2

14'4" x 9'10" (4.37m x 3m) approx.

Double Bedroom 3

14'4" x 9'10" (4.37m x 3m) approx.

En Suite

6'11" x 5'3" (2.11m x 1.6m) approx.

Double Bedroom 4

13'6" x 10'2" (4.12m x 3.1m) approx.

Double Bedroom 5

11'10" x 10'2" (3.61m x 3.1m) approx.

En Suite

6'5" x 5'11" (1.96m x 1.8m) approx.

Bathroom

Gas Central Heating

Double Glazing

EPC Band B

246 sqm plus Garage 39 sqm



**Reception Hallway**



**Lounge**



**Lounge**



**Lounge**



**Dining Room**



**Kitchen/Family Room**





**Kitchen/Family Room**



**Kitchen/Family Room**



**Kitchen/Family Room**



**Bedroom**



**En Suite**



**Bedroom**



**Bedroom**



**Bedroom**





**Rear Elevation**



**Rear Garden**



**Floor Plan**

## Property location



### Directions

From the west end of Aberdeen travel on the A944 to Westhill. On reaching the Westhill roundabout take the third exit onto Westhill Drive; travel straight ahead at the next roundabout and drive on passing the golf course on the left. Turn left onto Westhill Heights. Take the second road on the right for Loch View.

### 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. The area is also convenient for 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.