



1 Westwood Drive
Westhill , AB32 6WW

ledingham
chalmers
estate agency



Lounge



Kitchen/ breakfast room



Bedroom two

**1 Westwood Drive
Westhill , AB32 6WW**

**Expansive four bedroom detached bungalow
with garage**

- Generous living accommodation over one level
- Four versatile double bedrooms
- Dining kitchen and separate dining room
- Neutral decor and ample storage
- Garage and spacious driveway
- Gas central heating and double garage



Four beds.



Two bathrooms.



Three public rooms.

Expansive four bedroom detached bungalow with garage

Situated in a most secluded area of Westhill we are delighted to offer for sale this most versatile four bedroom detached bungalow. Featuring tasteful decor throughout this property would suit any growing family. private garden grounds to the front and rear have been well maintained and there is a garage with a spacious drive for parking.

The entry vestibule, has a double cloak cupboard and leads through to the expansive hall which gives access to all accommodation.

The lounge to the front is a large airy room with picture window ample space for free standing furniture as required. The dining room is accessed from the lounge and also leads to the dining kitchen. The dining kitchen has a range of base and wall units, contrasting work surfaces, tiled splashbacking.

From the dining kitchen there is access to a utility room fitted with base units and there is an exterior door giving direct access out to the garden.

There is a master bedroom with double wardrobe and en suite shower room. Three further good sized double bedrooms all have an open aspect to the front on the property. Viewers will be undoubtedly impressed with the family room to the rear of the property, with ample storage a sliding patio doors to the rear garden, this room really has superb natural light and could be utilised to suit.



Bedroom



Bedroom



Bathroom

To complete the accommodation there is a family bathroom with full tiling, mains shower above and a vanity unit with sink inset.

The property enjoys well maintained gardens to front, side and rear. The front garden has a tarred drive allowing parking for several cars finished with a lawn area and flower beds. To the side it continues with lawn, mature shrubs, trees and bushes and the rear garden has a decked area adjacent to the property, steps leading down to the garden which is laid to lawn finished with mature hedging and shrubs making this a pleasing private area. The garage has an up and over door to front and further door to garden.



Garden

Accommodation and plans

Lounge	19'5" x 15'1"	5.92m x 4.6m
Dining room	9'9" x 12'6"	2.97m x 3.81m
Utility room	9'9" x 5'3"	2.97m x 1.6m
Kitchen/ breakfast room	9'3" x 18'6"	2.82m x 5.64m
Bathroom	5'10" x 9'9"	1.78m x 2.97m
Bedroom one	14'10" x 9'9"	4.52m x 2.97m
En-suite	4'5" x 9'8"	1.35m x 2.95m
Family room	15'6" x 14'4"	4.73m x 4.37m
Bedroom two	7'10" x 11'9"	2.39m x 3.58m
Bedroom three	7'10" x 11'8"	2.39m x 3.56m
Bedroom four	9'5" x 11'7"	2.87m x 3.53m
WC	6'4" x 2'11"	1.93m x .89m

1 Westwood Drive



Ground Floor

Directions

Travelling from Aberdeen, proceed onto Queens Road onto the Skene Road. Continue to the roundabout indicating Westhill and turn right onto Westhill Drive. Turn left onto Old Skene Road, continue along and Westwood Drive is on the right hand side.

Location

Westhill is a popular suburb of Aberdeen linked to the City by good commuter roads, with the area itself being well served by Primary and Secondary Schools, an excellent range of shopping facilities and many other local amenities including an eighteen hole golf course, community centre, swimming pool and other leisure pursuits and attractions including hill and forest walks. In addition, the location is extremely convenient for the various oil related offices around Aberdeen and with the AWPR, the Airport is also readily accessible.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.