



4 Carnie Crescent | Elrick | AB32 6HY

ATTRACTIVE THREE BEDROOM DETACHED DWELLINGHOUSE

Offers Over £259,000

We are delighted to offer for sale, situated in the popular suburb of Elrick which is located to the outskirts of Westhill, this attractive three bedroom detached dwellinghouse. The property enjoys a pleasing location within a quiet inlet area housing two other properties and finished with beech hedging screening it from Carnie Crescent. The lounge/dining room is positioned to the front of the property, it is well proportioned finished with neutral decor and enjoying windows to front and rear completed with wood flooring. From this room you gain access to the dining kitchen which is well fitted with a range of base and wall units, contrasting work surfaces, circular sink and drainer completed with tiled splashbacking and mixer tap. Built-in under oven, gas hob and overhead extractor hood and to remain is the dishwasher. There is excellent space for dining table and chairs, with French doors giving direct access out to the rear garden. The utility room has the continuation of the base and wall units from the kitchen, contrasting work surfaces, stainless steel sink and drainer with mixer tap and tiled splashbacking and integrated washing machine. In this area there is also a cloakroom with two piece white suite. The first floor has an excellent storage cupboard within the hall area and a large master bedroom which is located over the garage to the front of the property. There are two good sized double wardrobes and an en suite shower room with fully tiled shower cubicle with mains shower, wash hand basin and WC set into unit completed with wall mirror. There are two further bedrooms to the property, both having built-in wardrobes. To complete is the bathroom which has a three piece white suite with tiled areas and separate shower cubicle with electric shower.

The property is serviced by full gas central heating and double glazing. It enjoys a garden area to front and a lock block drive giving access to the single garage which has an up and over door to front. The rear garden is fully enclosed, laid to lawn areas with flower beds and large patio.

ACCOMMODATION

Ground Floor

Hall

Lounge/Dining Room

21'1" x 10'8" (6.43m x 3.25m) approx.

Dining Kitchen

13' x 9'9" (3.96m x 2.97m) approx.

Utility Room

5'11" x 4" (1.8m x 1.22m) approx.

First Floor

Hall

Master Bedroom

20'10" x 7'3" (6.35m x 2.21m) approx.

En Suite Shower Room

7'3" x 4'9" (2.21m x 1.45m) approx.

Bedroom

9'9" x 8'3" (2.97m x 2.52m) approx.

Bedroom

9' x 8'7" (2.74m x 2.62m) approx.

Bathroom

6'5" x 6' (1.96m x 1.83m) approx.

To be included in the sale price are all fitted floorcoverings, curtains, blinds, light fitments and kitchen white goods.

EPC Band C



Lounge / Dining Room



Dining Kitchen



Utility Room



Master Bedroom



En Suite



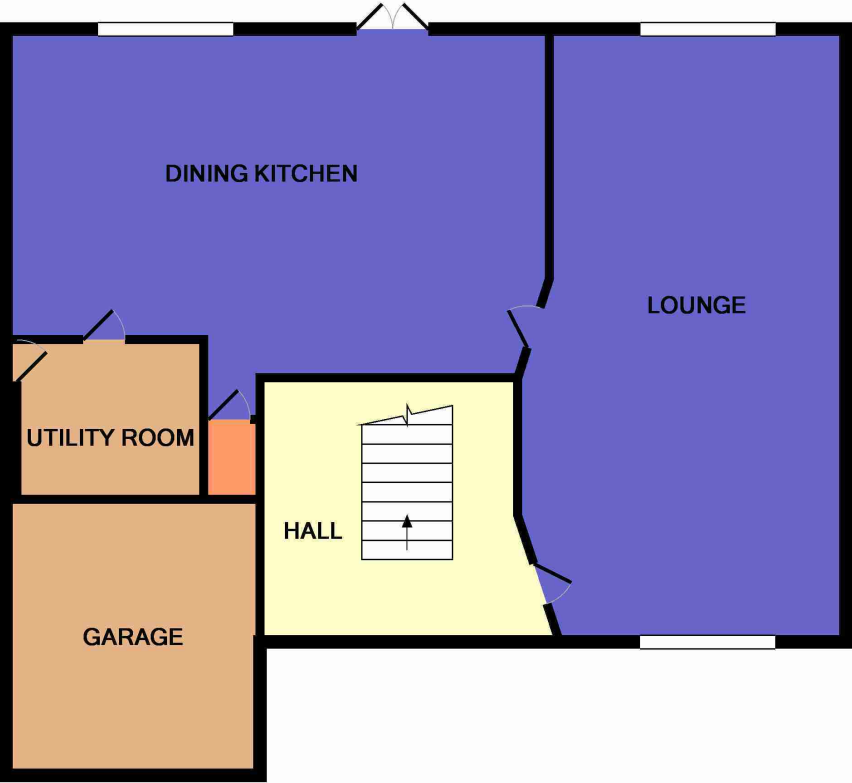
Bedroom



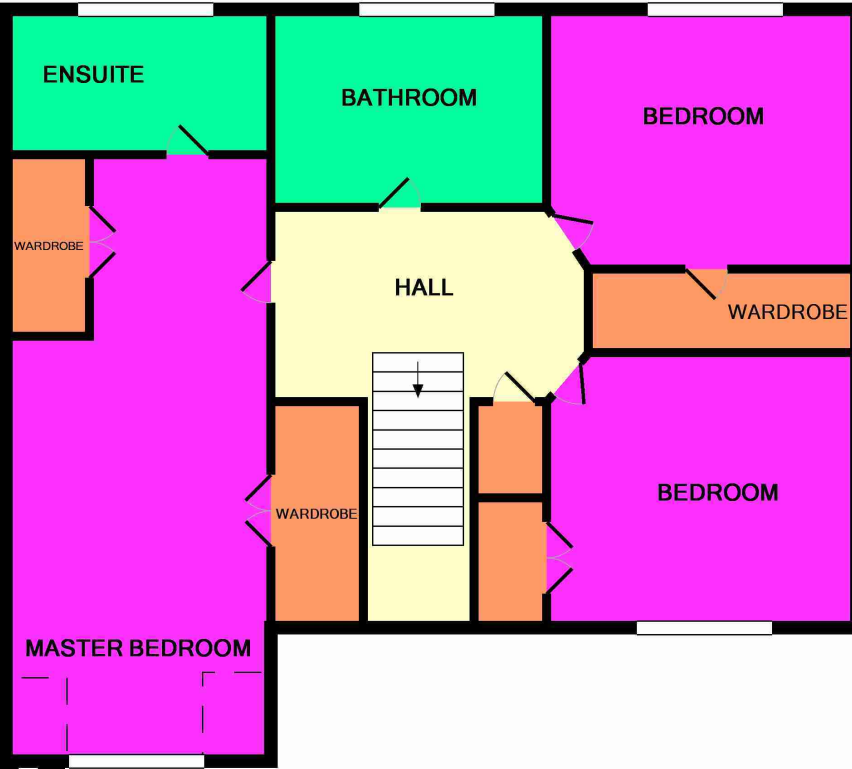
Bedroom



Bathroom



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Travelling from the city centre proceed onto Queens Road and continue straight out passing Westhill on the right hand side. Continue along and at the next roundabout take a left onto Carnie Crescent and No. 4 is situated a short distance along in a private inlet area.

Location

Elrick is a popular, established suburb situated to the outskirts of Westhill, with Westhill having ever expanding local amenities including a large Tesco supermarket, Marks & Spencer and further quality retail units. There are also excellent primary and secondary schools, community centre, swimming pool and many other amenities. The area is well served by public transport facilities making easy commuting to Aberdeen. Westhill features a large range oil related offices as does nearby Kingswells and it provides direct access to Alford and Royal Deeside.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.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 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.