



38 Brimmond Drive | Westhill | AB32 6SZ

Four Bedroom Detached Family Bungalow

Offers Over £360,000

We are delighted to present the perfect family home in this four bedroom detached bungalow. Based on an enviable corner plot of a quiet residential area within the ever popular suburb of Westhill, viewing is highly recommended.

Upon entering the property, the vestibule, with built in storage, gives access to the main hallway which features a linen cupboard and large walk-in storage area as well as giving access to the floored loft space.

The lounge is of sizeable proportion with a large window offering views over the front garden.

The dining kitchen is another generously sized room, featuring a mix of contemporary base, wall and drawer units throughout. The breakfast island is a feature of this room making it an ideal area for entertaining. All appliances in the kitchen are included in the sale (Neff electric fan oven, microwave and gas hob; Bosch dishwasher; Samsung American fridge freezer). The dining area has double sliding patio doors granting access to the side of the property.

Next to the kitchen the well-equipped utility room has a stainless steel sink and base units with plumbing and space for a washing machine and tumble dryer. The gas boiler and thermostat are also located in the utility room.

The master bedroom is a substantial size and has a large window with front facing outlook. It also benefits from double built-in wardrobes and a contemporary en-suite shower room.

Bedrooms two and three each have a built-in wardrobe and overlook the back garden. The fourth bedroom enjoys a view of the front garden and has ample room for free standing furniture.

Outside, the well-maintained gardens wrap around the property and comprise a combination of large lawns, shrubs and patio area plus a raised vegetable bed. The summer house is also included in the sale.

The large double garage, which can be accessed from the rear garden or driveway, features shelving and storage while the tarred driveway has parking for several cars.

ACCOMMODATION

Entrance vestibule
6'1" x 5'5" (1.85m x 1.65m) approx.

Lounge
19'4" x 12'9" (5.89m x 3.89m) approx.

Kitchen
20'3" x 13'0" (6.17m x 3.96m) approx.

Utility Room
7'0" x 5'5" (2.13m x 1.65m) approx.

Bathroom
10'4" x 6'4" (3.15m x 1.93m) approx.

Master Bedroom
18'4" x 10'4" (5.59m x 3.15m) approx.

En Suite
4'0" x 6'0" (1.22m x 1.83m) approx.

Bedroom 2
10'9" x 10'4" (3.28m x 3.15m) approx.

Bedroom 3
10'4" x 10'1" (3.15m x 3.07m) approx.

Bedroom 4
10'4" x 8'5" (3.15m x 2.57m) approx.

Double Garage

Gas Central Heating

Double Glazing

EPC Band C

To be included in the sale are all fitted floor coverings, most curtains, blinds, light fittings and shades together with the white goods, with the exception of the washing machine and tumble dryer.



Lounge



Dining Kitchen



Dining Area



Master Bedroom



En Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



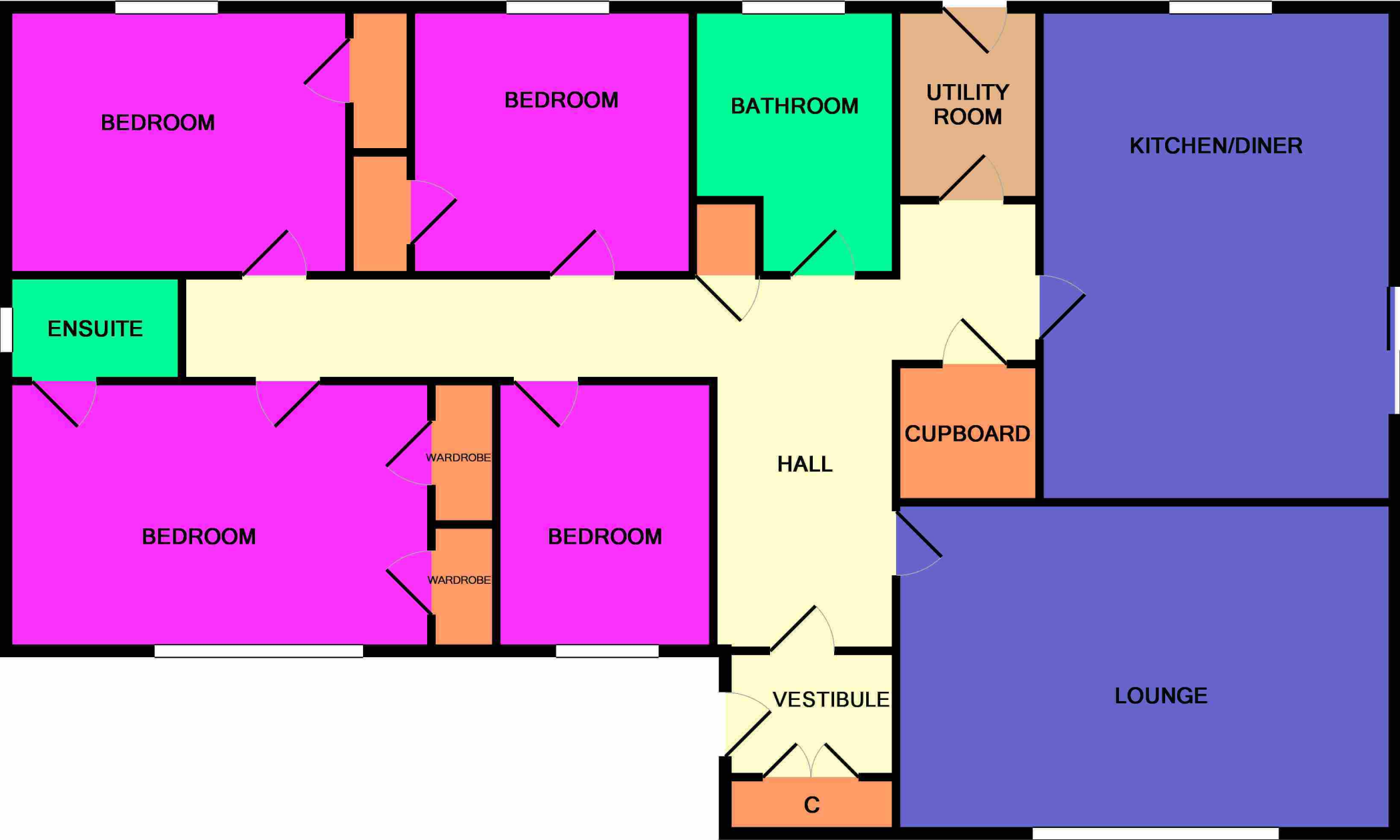
Utility Room



Rear Garden



Double Garage



Floorplan

Viewing By Appointment Telephone 07527 827147 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Aberdeen, travel along the A944 towards Westhill. Turn right at the Westhill roundabout onto Westhill Drive. Take the next left at the roundabout and continue along Old Skene Road. Turn left into Brimmond Drive and carry along until you reach Number 38 on the right hand side.

Location

Located around 8 miles to the west of the city of Aberdeen, Westhill is popular with all ages and is well served by a wide range of excellent amenities including Primary and Secondary schools, a wide range of supermarkets and other retail outlets, medical facilities, leisure activities including a swimming pool, golf course, and tennis courts. The area is well served. Regular public transport and excellent road links which ensure ease of access to the oil related offices and Industrial estates at Kingswells, Westhill and Dyce which are in the process of enhancement via the new peripheral route.

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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.