



**14 Fare Park Drive**

Westhill, Aberdeen, AB32 6WE

ledingham  
chalmers  
estate agency





Lounge





Kitchen



Bedroom onw

**14 Fare Park Drive  
Westhill, Aberdeen, AB32 6WE**

**Immaculately presented two bedroom semi-detached dwelling with large rear garden and driveway.**

- Immaculate two bedroom semi-detached dwelling
- Well appointed kitchen and new shower room
- Tasteful decor throughout
- Delightful rear garden and substantial front parking
- Close to all local amenities
- Gas central heating and double glazing



**Two beds.**



**One bathroom.**



**One public room.**



## Immaculately presented two bedroom semi-detached dwelling with large rear garden and driveway.

Situated in a most peaceful location of Westhill, we are presenting for sale a beautiful two bedroom semi-detached dwelling house which is truly in walk in condition. Spanning over two levels, this immaculate property benefits from the modern comforts of gas central heating, double glazing and features newly decorated rooms throughout and quality fitted carpets and flooring. The shower room has been recently refurbished and the large enclosed rear garden makes for the perfect tranquil spot. Early viewing is essential to appreciate the level of accommodation on offer.

Upon entering the spacious vestibule, the bright and airy lounge has a feature floor to length front picture window, allowing ample natural light to flood in. There is fresh tasteful decor and co-ordinating laminate wood flooring. The open tread staircase leads to the upper level and a door through to the kitchen.

The kitchen has been well appointed with a range of wall and base mounted units with decorative display cabinets. All white goods will remain as part of the sale, along with the gas range cooker which is a lovely focal feature. The rear door access to the garden.

On the upper level there are two double bedrooms, both of which have fresh decor and new carpeting. The beautiful shower room has been recently refurbished and now has a large walk in shower enclosure with glass front and aqua panelling. There is a concealed WC inset to units as is the sink basin.



Shower room



Bedroom two





The front garden offers ample parking for cars, with a large low maintenance driveway. Double gates lead to the fully enclosed back garden which is the perfect pet and child friendly environment. A large decked area is the ideal patio spot and the lawn has been well maintained.

Garden

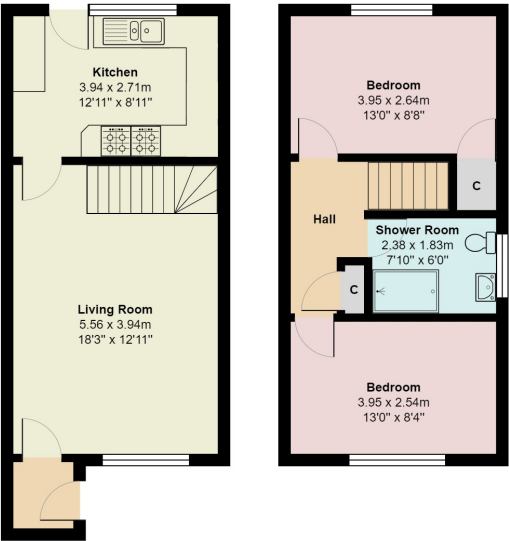


Exterior

Accommodation and plans

Lounge	18'3" x 12'11"	5.56m x 3.94m
Kitchen	12'11" x 8'11"	3.94m x 2.72m
Bedroom one	13'0" x 8'8"	3.96m x 2.64m
Bedroom two	13'0" x 8'8"	3.96m x 2.64m
Shower room	7'10" x 6'10"	2.39m x 2.08m

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## Directions

On entering Westhill from Aberdeen, take a right at the roundabout onto Westhill Drive. Go straight ahead at the next roundabout and continue up the hill taking the third exit on the left into Hays Way. Fare Park Drive is the first exit on your right.

## Location

Westhill has matured into a popular, vibrant town which offers a superb living environment. The town enjoys extensive open park and landscaped areas for those who enjoy outdoors as well as a range of amenities including children's nurseries, highly regarded primary schools, a top performing secondary school, health centre and recreational facilities.

## 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.