



9 Loch View | Westhill | Aberdeen | AB32 6NA

Prestigious High-Specification Family Home

Offers Around £625,000

Loch View is an attractive, private development of five executive residences on generous plots in a much sought-after location on the north side of Westhill.

We are delighted to invite you to view the stunning 5bedroom, ‘Westhill’ bungalow which offers the ultimate in single-level living and spectacular views overlooking Westhill Golf Course and the Loch of Skene.

This property truly offers single-level living on a grand scale with superb features spread over 246sqm of floor space.

The Westhill opens to a welcoming, spacious hall leading to an impressive lounge with breath-taking, vaulted ceiling and full height windows. From the lounge, a glazed doorway leads to a gourmet dining kitchen with an island unit forming the centrepiece of the room.

The kitchen is well designed and beautifully appointed with an excellent range of high quality Khulmann cabinets, quartz stone worktops and Neff integrated appliances. The dining area has French doors opening to an expansive rear garden while the adjoining utility room provides a host of useful storage cupboards and an extra door to the rear garden.

A highlight of the Westhill bungalow is the ultra-king-size master bedroom with its mirrored wardrobes and private en-suite with wc, washbasin and shower enclosure. There are two en-suite guest bedrooms both with mirrored wardrobes and two further double bedrooms of sizable proportions.

The family bathroom is fitted with white sanitary-ware and features wash basin and wc, LED mirror and a bath with tiling around.

The property also benefits from a large fully integrated double garage which can be conveniently accessed from the internal hall.

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
25'2" x 20'9" (7.67m x 6.33m) approx.
Utility Room
9'7" x 7'11" (2.92m x 2.41m) approx.

First Floor
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



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.