



11 Larg Drive

Westhill Aberdeenshire AB32 6RU

ledingham
chalmers
estate agency



Lounge



Kitchen



Kitchen

Spacious two bedroom bungalow with generous gardens and driveway

- Two bedroom semi-detached bungalow
- Quiet cul-de-sac setting
- Generous rear conservatory
- Modern kitchen with integrated appliances
- Driveway parking for two cars
- Well maintained private gardens



Two beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this spacious two bedroom semi-detached bungalow, enjoying a pleasant position on a generous plot within a quiet cul-de-sac, conveniently located close to local amenities including shops and bus stops.

The property offers well-proportioned accommodation throughout and benefits from uPVC double glazing, gas-fired central heating and a generously sized conservatory overlooking the rear garden. Well maintained gardens to both the front and rear, together with a wide driveway providing off-street parking, add further appeal to this attractive home.

The entrance vestibule features laminate flooring, coat hooks and a glazed panelled door lead into the welcoming hallway.

The hallway provides access to all of the accommodation and benefits from excellent storage. There is a hatch providing access to the loft space, together with two built-in cupboards.

The lounge is a bright and well proportioned room, featuring a front facing window, carpeting and neutral décor. An electric fire set within a traditional timber mantelpiece provides a focal point to the room, while there is ample space for a variety of freestanding furniture.

The kitchen is positioned to the side of the property and is fitted with a range of modern wall and base units, complemented by contrasting worktops, glass splashbacks and practical wood effect vinyl flooring. There is a useful breakfast bar which creates a sociable space for everyday meals. The kitchen is equipped with a built-in oven, four-ring ceramic hob, chimney extractor hood, fridge freezer, washing machine and stainless-steel sink unit. The boiler is located within one the kitchen units, having been installed in recent years.



Conservatory



Bedroom



Bedroom



Wet room

A delightful conservatory is to the rear of the property and can be accessed directly from the kitchen. Featuring uPVC double-glazed windows and doors overlooking the garden, together with a polycarbonate roof and laminate flooring, this bright and versatile space provides an excellent additional reception area and a pleasant spot in which to relax and enjoy the garden.

Bedroom one is a generous rear facing double bedroom, finished with carpeting and neutral décor. Fitted bedroom furniture includes useful over-bed storage, bed side units and wardrobes, providing excellent storage while leaving ample room for additional furnishings.

Bedroom two is a further well proportioned double bedroom, enjoying a front facing aspect and finished with carpeting. A double door built-in wardrobe provides useful shelving and hanging rail space.

The wet room completes the accommodation and has been fitted with a two piece white suite, together with a floor draining shower and screen. Further features include a vanity unit, fully aqua panelled walls, downlights, vinyl flooring, shaver socket, radiator, rear-facing opaque window and extractor fan.

Externally, the property enjoys well maintained garden grounds to both the front and rear. The front garden is mainly laid to lawn with mature plants and shrubs, while a wide driveway to the side provides off street parking for up to two cars. The private rear garden features a generous grassed area, well established flower borders containing a variety of plants and shrubs, along with a patio area providing an excellent space for outdoor seating. Further practical features include an external water tap, rotary dryer and garden shed, with timber fencing surrounding the garden. A side access gate and pathway provide convenient access between the front and rear gardens.

Accommodation

Lounge	11'6" x 13'5"	3.51m x 4.09m
Kitchen	9'9" x 11'1"	2.97m x 3.38m
Conservatory	11'6" x 9'11"	3.51m x 3.02m
Bedroom	9'4" x 11'1"	2.85m x 3.38m
Bedroom	9'4" x 9'11"	2.85m x 3.02m
Wet room	6'5" x 5'1"	1.96m x 1.55m



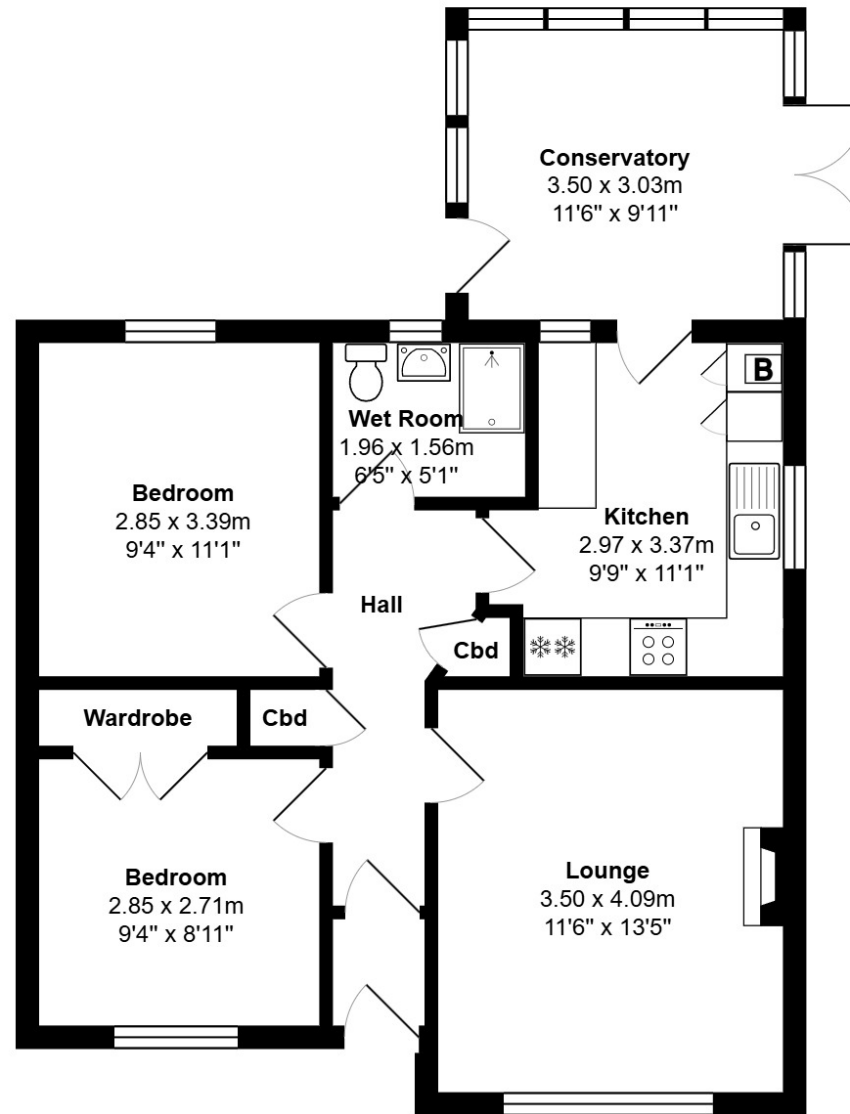
Rear Garden



Rear garden

Floorplan

11 Larg Drive



Directions

Travel on the A944 Aberdeen to Westhill road and on reaching the 'Tesco' roundabout continue ahead, passing through the village of Elrick. At the first roundabout continue ahead. At the next roundabout, take the third exit onto Broadstraik Road. At the next roundabout take the third exit onto Old Skene Road. Larg Drive is the first road on the right.

Location

Lying approximately 6.5 miles to the West of Aberdeen, Westhill has developed into a popular and vibrant town. It has grown to become one of Aberdeenshire's largest towns and offers a superb lifestyle choice for all ages. The town is served by highly regarded primary and secondary schools, has a number of pre-school nursery and playgroup options, and health facilities are readily accessible. Westhill boasts a superb range of local shops, pubs and restaurants, as well as a wide range of leisure facilities including a swimming pool, tennis courts, playparks, community centres, gyms and 18-hole golf course. Regular bus services run to and from Aberdeen, and to the Park & Ride and Prime Four Business Park at Kingswells. The Aberdeen Western Peripheral Route (AWPR) allows for quick and easy transport to other towns and villages in the area, and to the airport which is only a 10 minute drive away.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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