



14 Westholme Terrace,
Aberdeen, AB15 6AD

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner



Kitchen/Diner

Impressive three bedroom bungalow with two garages and secluded rear garden

- Generous living accommodation, on one level
- Expansive lounge with garden views
- Fitted kitchen with space for dining & appliances included
- Three generous bedrooms, two with en suite
- Secluded rear garden with area of patio
- Two garages with electric up and over doors



Three beds.



Three bathrooms.



One public room.

We are delighted to offers for sale this spacious three bedroom detached bungalow which occupies a pleasant position on a tree lined street in the heart of Aberdeen's desirable west end.

This impressive property has been meticulously maintained by the current owners, with upgrades over the years including the installation of two en suite shower rooms and modern kitchen. Situated within a large plot, this fine home would suit a variety of buyers who are looking for a quality home which offers an excellent level of accommodation over one level, while having ample potential for extension if needed now or in the future.

Upon entering the property, an entrance vestibule creates a warm and inviting atmosphere with door leading into the L shaped hallway, which gives access to all of the property's accommodation along with one built-in cupboard and side door out to the garden. A large loft hatch can also be found within the hallway, allowing for access into the large floored attic space above, which is fitted with light and provides a great level of additional storage space.

The lounge is located to the front and enjoys large windows overlooking the manicured front garden and beyond. The room is of great proportions allowing for ample space for a variety of free standing furniture as required.

The kitchen enjoys a peaceful rear aspect with dual aspect views to the side and rear. The kitchen is fitted with a range of wood effect wall and base units with contrasting work surface and splash back tiling. Appliances include gas range cooker, extractor fan, fridge/freezer, washing machine and dishwasher. The room is large enough for a dining table and chairs, with diners enjoying garden views from almost every angle.



Bedroom



Bedroom



Bedroom



Bathroom

Two double bedrooms, enjoy tranquil rear garden views and built-in wardrobes. These rooms are enhanced further by ensuite shower rooms which comprise WC, vanity unit with inset sink and shower enclosure.

An other excellent sized double bedroom is located to the front and enjoys dual aspect views and also benefits from a built-in wardrobe.

Outside, the front garden is laid to lawn with borders of rose bushes and shrubs. A slabbed pathway leads to the front door from either driveway. There is also a gated pathway down the right hand side of the property, giving side access to the garden, garage and property.

There are two lock block driveways, which are located at either side of the property. The garage to the right is fitted with power, light, water, an electric up and over door, fitted units to create a utility space and a water filter connection for the installation of an American Fridge. There is also a door out to the rear garden by the side entrance to the property. The garage to the left is also fitted with light, power and an electric up and over door, with a door to the rear giving access to the garden.

To the rear, there is a delightful fully enclosed garden which is nicely landscaped with two lawns interspersed with a wide variety of trees, bushes and shrubs. There is a sizeable patio which is ideal for alfresco dining and garden furniture. Mature trees and planting at the bottom of the garden enhance the feeling of privacy and seclusion.

Accommodation

Lounge	21'5" x 11'1"	6.53m x 3.38m
Kitchen / Diner	13'3" x 11'8"	4.04m x 3.56m
Bedroom	12'9" x 11'1"	3.89m x 3.38m
Bedroom	11'10" x 11'8"	3.61m x 3.56m
Ensuite	3'9" x 6'5"	1.14m x 1.96m
Bedroom	11'8" x 11'8"	3.56m x 3.56m
Ensuite	3'6" x 6'5"	1.07m x 1.96m
Bathroom	7'10" x 4'9"	2.39m x 1.45m
Garage / Utility	9'4" x 19'1"	2.85m x 5.82m
Garage	9'10" x 21'1"	3m x 6.43m



Garden



Garden

Floorplan 14 Westholme Terrace



Directions

Travel west from the City onto Queens Road and proceed towards Hazlehead. Take the next right after Angusfield Avenue onto Westholme Avenue then take the second left onto Westholme Terrace. No. 14 is further along on the right hand side.

Location

Westholme Terrace is a lovely quiet tree lined street which lies between Queens Road and Kings Gate within the heart of Aberdeen's west end. The city centre is easily accessed and there are regular public transport links nearby. Good local schools are within easy walking distance at Hazlehead along with Hazlehead Park and its adjacent woodland walks.

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.