



**11 Loch View,**  
Westhill, Aberdeen, AB32 6NA

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen / Diner / Family Room



Kitchen / Diner / Family Room

## Executive five bedroom family home with double garage

- Close to a range of local amenities
- Superb views across Westhill and beyond
- Double Garage equipped with power and light
- Extensive Driveway with off street parking
- Modern and stylish accommodation throughout
- Sizeable enclosed Garden to the rear



**Five** beds.



**Four** bathrooms.



**Two** public rooms.



**Loch View is an attractive development of prestigious, executive homes, which are sited in extensive grounds and are accessed directly from the quiet cul-de-sac of Loch View, on the north side of Westhill.**

We are delighted to take to the market this stunning family home, which offers superb views over Westhill Golf Course, the hills and Loch of Skene to the rear, and also to the front over Westhill itself. The property is a large five bedroom family home, which has spacious, well proportioned accommodation throughout, offering the discerning home buyer an opportunity to acquire a quality family home in a sought-after location.

The property is all on one level and has a welcoming reception hallway with ample built-in storage space.

The formal vaulted lounge has a large floor to ceiling picture window offering an abundance of natural light to flood this space and outlook to the front of the property.

Sure to be the heart of the home, the stylish kitchen / diner / family room is a fantastic open space which again is also vaulted to maximise the bright airy aspect of this space, providing versatile accommodation well suited to the requirements of the modern family lifestyle, with patio doors leading to the rear offering the opportunity for al fresco dining and entertaining. The kitchen itself is fitted with a range of quality base and wall units with various integrated appliances, whilst located off the kitchen is the utility room, fitted with units matching those in the kitchen and giving access to the rear garden.



Bedroom



En Suite



Bedroom

The first bedroom is generous in size, enjoying a quiet aspect to the rear and boasting double fitted wardrobes with shelf, hanging space and sliding mirrored doors. Access is provided to a contemporary en suite shower room fitted with walk-in shower, set into grey concrete effect aqua panel, WC and wash hand basin set into vanity unit.

Bedroom two enjoys a front facing aspect and is again equipped with built-in wardrobes and a modern en suite shower room fitted with shower enclosure set into marble effect aqua panel, WC and wash hand basin.

Bedroom three is to the side of the home and has ample wardrobe accommodation, whilst double bedroom four, to the rear, again has ample wardrobe accommodation.

The fifth and final bedroom is located to the rear and is once more of sizeable proportions, again having wardrobe accommodation and en suite facilities.

Completing the internal accommodation is the family bathroom which is fitted with a white three piece suite comprising WC, wash hand basin set in quality bathroom furniture and bath with shower over and tiling around.

To the front, the sweeping driveway gives access to the double garage which benefits from electric doors and an EV charger. The front garden is laid in lawn with steps leading to the front door and a convenient side door providing access to the garage. The rear garden is fully enclosed, laid mainly to lawn with patio areas and of excellent proportions allowing space for the entire family to enjoy this large, easily maintained garden area.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.



Garden



Accommodation

Lounge	15'2" x 16'6"	4.62m x 5.03m
Kitchen / Diner / Family Room	15'2" x 28'0"	4.62m x 8.54m
Utility Room	10'1" x 6'9"	3.07m x 2.06m
Bedroom	11'10" x 16'0"	3.61m x 4.88m
En Suite	10'1" x 5'10"	3.07m x 1.78m
Bedroom	10'5" x 18'2"	3.18m x 5.54m
En Suite	7'0" x 5'10"	2.13m x 1.78m
Bedroom	10'5" x 18'2"	3.18m x 5.54m
Bathroom	7'1" x 7'7"	2.16m x 2.31m
Bedroom	10'5" x 16'9"	3.18m x 5.11m
Bedroom	10'11" x 16'9"	3.33m x 5.11m
Garage	21'11" x 20'2"	6.68m x 6.15m



Double Garage



Views

Floorplan



## 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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)

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.