

Flat F, 1 Broadshade Drive, Westhill, AB32 6AT

Price Over
£175,000

ASPC ref : 326813

2 1 1 66 m² EPC **B** Council Tax Band **C**



Arrange a viewing

Below Home Report Valuation

01224-564636

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

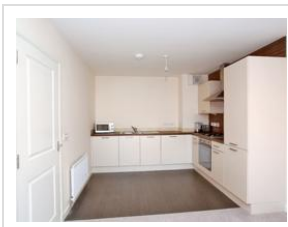
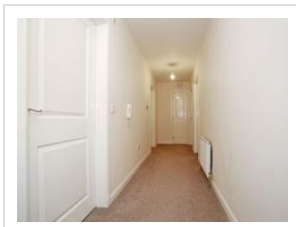
399 Union Street (sales)
Aberdeen
AB11 6BX

Email:

property@raeburns.co.uk

Website:

<http://www.raeburns.co.uk>



Property features:



Located in a modern and executive development completed by Stewart Milne Homes, we are delighted to offer for sale this bright and spacious **two bedroomed first floor apartment** which boasts an allocated parking space. The property is undoubtedly in ready to move into condition with neutral décor and modern finishings throughout. The flat comprises a welcoming entrance hall which leads onto all of the accommodation, a bright and well proportioned lounge with dining area on open plan to a stylish modern kitchen, two good sized double bedrooms, each with built-in storage and a contemporary bathroom. Additionally, this lovely flat has excellent storage facilities and the grounds are very well maintained under a factoring contract with the added luxury of an allocated parking bay. With double glazing and an efficient condensing boiler, this superb property is economical to run and would be a perfect purchase for a first time buyer or a buy to let investor. This truly is an excellent opportunity to purchase a stylish and generously sized executive apartment and therefore early viewing is genuinely recommended.

Entrance Hall A white panelled door leads into this long hallway which boasts fresh neutral décor and co-ordinating carpeting. Two cupboards provide storage and between them house the boiler, fuse box and meters. Central heating control. Security entry handset.

Smoke alarm.

Lounge/Dining/Kitchen 27'4" x 11'10" [8.35m x 3.63m] approx. This bright and well proportioned room looks over the rear of the building and is naturally bright. The décor is simply neutral with co-ordinating carpeting in the lounge area and there is ample space for a dining table. The open plan well equipped kitchen is thoroughly modern with a good range of cream base and wall units edged with panel splashback and topped with butchers block effect work surface incorporating a 1.5 stainless steel sink with mixer tap and drainer. The integrated Apell appliances include a gas hob with stainless steel chimney extractor above, oven with grill function, fridge, freezer and washing machine. Extractor. TV point. Telephone point.

Bedroom 1 14'2" x 9'10" [4.33m x 3.02m] approx. Naturally bright and airy, this generously proportioned double bedroom is completed in neutral tones with carpeting continuing from the hall. Excellent built-in storage is provided by a deep double wardrobe with mirrored sliding doors and there is ample space for free standing furniture. TV point. Telephone point.

Bedroom 2 9'10" x 8'6" [3.02m x 2.59m] approx. With a peaceful aspect to the side, this second double bedroom is of a good size with plain décor. A built-in double wardrobe provides storage and there is floor space for items of free standing furniture.

Bathroom 9'11" x 9'10" [3.03m x 3.02m] approx. Centrally set, this superb bathroom is very well proportioned and comprises of a three piece modern suite which includes a w.c. with concealed cistern, wash hand basin set within a dark wood effect under sink storage unit and bath with glazed screen and mains pressure shower. The finishing touches include extensive stylish splashback tiling, wall mounted mirror and vinyl flooring. Extractor. Shaver point.

Outside The grounds are very well tended with large areas of lawn and paved pathways. A large carpark has allocated spaces and a high fence conceals the communal bin area. The grounds are maintained under the factoring contract.

Location Westhill is a popular and vibrant family town with an enviable range of community facilities including reputable schools, a shopping centre and health centre. Enjoying excellent transport links to the city centre and surrounding towns.

Notes Gas central heating. Double glazing. EPC=B. The subjects are to be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds, along with the integrated appliances. Please note, the furniture will also be included in the sale.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/326813/Flat-F--1-Broadshade-Drive/Westhill/>

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