

3 Bishops Court,
Westhill, by Kingswells, Aberdeen, AB15 8SQ

Price Around
£220,000

ASPC ref : 366754

 3  1  2 95 m² EPC **D** Council Tax Band **E**



Arrange a viewing

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Property features:

 Central heating	 Garage	 Garden	 Parking
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Forming part of a small exclusive development in a semi rural position yet within easy reach of local amenities this superb **mid terraced dwellinghouse** with lovely panoramic views is offered for sale. Part of a converted steading, the current owner extended and totally upgraded the property in 2005. The extension provides two bedroom and an en suite shower room on the first floor. The whole property was stripped to a shell and improvement works include a new kitchen, bathroom, windows and doors. The plumbing and wiring have been replaced, walls re-plastered and all flooring replaced. The result is a stylish and unique family home with period features whilst enjoying all the comforts one expects for modern living.

Instantly appealing, the lounge is a warm and comfortable room with entrance door, window with window seat and lovely cast iron multi fuel stove. A door in the lounge leads to the luxurious kitchen which is fitted with a range of stylish units from Ashley Ann with co-ordinating timber worktops, tiled flooring and Belfast sink. Also located off the lounge is Bedroom three which is a good sized double with recessed study area, under stair cupboard and rear aspect. The inner hall has a great walk in cupboard with shelving, coat hooks and light. Completing the ground floor accommodation is the bathroom which is fitted with a contemporary white suite comprising bath, wall

hung wash basin and wc. There is a mains shower over the bath, glass shower screen, tiled floor and window ventilation.

A carpeted staircase with Velux window leads to the upper floor. The master bedroom is a generous room with double Velux window with remote controlled blackout blinds and superb views over the surrounding area. The en suite shower room is fitted with a high quality suite comprising wc, wash basin and shower enclosure with glass door. Bedroom Two is also a generous double bedroom with Velux window.

This property is ideally suited for those looking for a distinctive home with low maintenance gardens and lovely views and internal inspection is recommended to fully appreciate the many fine features on offer.

Accommodation: GF: Hall; Lounge 18'6 x 12'11; Dining Kitchen 9'6 x 13'3; Bedroom 17' x 10'2; Bathroom 7' x 7'. FF. Bedroom 13'8 x 15; En Suite Shower Room 7'9 x 5'11; Bedroom 9' x 15'2.

Location Bishops Court enjoys a pleasant semi rural position within easy reach of Kingswells and Westhill. Kingswells has local shops, a primary school with nursery, Prime Four Business Park, hotel and public house with restaurant. A wider range of amenities is provided at nearby Westhill including excellent shopping facilities, primary and secondary schools and health centre. It is also renowned for its excellent sporting facilities including an 18 hole golf course and swimming pool as well as a wide range of clubs and organisations which cater for all ages. The city centre is within easy commuting distance and for travel outwith the area there are effective road, rail, sea and air links including domestic and European flights from the international airport at Dyce. A Park & Ride facility runs between Kingswells and the city. The property is well placed for the AWPR.

Directions From Aberdeen travel west along the A944 Aberdeen - Westhill road and proceed straight ahead at the roundabout with Kingswells. Prior to Westhill, at the junction in the road with the traffic lights turn left at the signpost for Tarland. Turn immediately left again and Bishops Court is located on the left hand side.

Garden There are two areas of garden to the front laid in lawn with dwarf box hedging and a lovely outlook over the surrounding area.

The garden to the rear has recently been landscaped and laid in slate paving with a rotary clothes dryer and bed stocked with mature shrubs and spring bulbs. There is a well trimmed conifer hedge. Discreet oil tank. A path leads along to the rear door. The gardens have been designed for low maintenance.

Parking There are residents car parking areas to the front and rear with parking available for numerous vehicles. The property also has a large single garage with roller door, erected 2003.

Fixtures and Fittings All carpets, curtains, blinds and light fittings included. Cooker, fridge freezer, dishwasher, washing machine and tumble dryer included. Various items of furniture available by separate negotiation.

Services The property has full oil fired central heating and upvc double glazing.

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

<https://www.aspc.co.uk/search/property/366754/3-Bishops-Court/Aberdeen/>

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