

11 Hillview Road,
Westhill, AB32 6PE

Price Over
£295,000

Under offer

 **4**
 **2**
 **2**

 **130 m²**
 **C**
 **F**



Contact Seller

07851 130044

Contact Solicitor

Storie, Cruden & Simpson
Westhill Shopping Centre
Westhill
AB32 6RL

01224-740718

info@storiecs.co.uk

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



Features  Garage  Garden

Description

We are pleased to offer for sale this **four bedroomed detached dwellinghouse** situated on a generous sized plot in a popular and well established area of Westhill. On the ground floor, there is a large Entrance Vestibule entered through UPVC entrance door, access to Integral Garage, large storage cupboard, wood effect vinyl flooring, glass panelled door leads into the spacious Hallway; large Shower Room accessed from Entrance Vestibule featuring a two piece coloured suite with separate shower cubicle, tiled to half height with wooden vinyl flooring; front facing Lounge with large picture window allowing ample natural light into the room, electric fire with wood mantle and ceramic surround, features dado railing and ceiling coving; on semi open plan to the good sized Dining Room again featuring dado railing and ceiling coving, patio doors out to the rear garden; the rear facing Kitchen is accessed through the Dining Room and also the Hallway, featuring wooden panelled base and wall units with co-ordinating worktops and dark green tiled splashbacks, breakfast bar area, fully equipped with Belling double oven, electric hob with extractor fan, Zanussi dishwasher, Hotpoint fridge, Indesit freezers and 1 1/2 sink with drainer, wooden laminate flooring; Utility Room with matching units to the

Kitchen, space for washing machine and tumble dryer, low level storage cupboard, UPVC door to rear garden; front facing Double Bedroom.

Staircase with velux window to side leads to the first floor accommodation, airing cupboard, hatch to fully floored Loft with light; front facing spacious Master Bedroom with a range of built-in storage, fitted wardrobe space and vanity area in a light wood colour, providing excellent storage accommodation; two further Double Bedrooms both with built-in wardrobe space; rear facing spacious Bathroom with four piece coloured suite, tiled to half height with wooden effect vinyl flooring. Other benefits of the property include gas central heating, UPVC double glazed windows and excellent storage facilities throughout the property.

Early viewing is recommended to appreciate the spacious family accommodation.

Location Westhill was originally known as the Garden Suburb of Aberdeen but has matured into a desirable and vibrant family town. It offers an enviable range of community facilities including highly regarded primary and secondary schools, shopping centre, Costco and Tesco superstores, and health centre. This thriving town is also renowned for its excellent lifestyle amenities such as the 18 hole golf course and swimming pool, hotels and restaurants. Westhill has been acknowledged as Global Centre of Excellence in subsea engineering and offers excellent employment opportunities at the Westhill Commercial Estate and Arnhall Business Park. Westhill lies in attractive Aberdeenshire countryside yet is within easy commuting distance by dual carriageway to the City of Aberdeen with a regular bus service and it is also well placed for Dyce Airport, Inverurie, Banchory and Royal Deeside.

Directions

From Aberdeen, travel along the A944 towards Westhill. At the Westhill roundabout take the third exit onto Westhill Drive. Continue straight on at the next roundabout and continue on up the hill. Take the right onto Hillside Crescent and then next left onto Hillview Road. Number 11 is situated on the left hand side.



Accommodation comprises

(Ground floor)

Entrance Vestibule: 1.77m x 1.69m (5'9" x 5'6") approx.

Shower Room: 3.10m x 1.77m (10'2" x 5'9") approx.

Lounge: 4.58m x 3.93m (15' x 12'10") approx.

Dining Room: 4.14m x 2.90m (14'1" x 9'6") approx.

Kitchen: 3.25m x 3.08m (10'7" x 10'1") approx.

Utility Room: 2.34m x 1.53m (7'8" x 5') approx.

Bedroom (4): 3.76m x 2.96m (12'3" x 9'8") approx.

(First floor)

Master Bedroom: 4.40m x 2.50m (14'5" x 8'2") approx.

Bedroom (2): 3.38m x 3.11m (11'1" x 10'2") approx.

Bedroom (3): 4.06m x 2.58m (13'3" x 8'5") approx.

Bathroom: 2.57m x 2.29m (8'5" x 7'6") approx.

(Outside)

Well maintained front and rear gardens with large lawn area and a range of mature shrubs to the front. Long tarred driveway with parking for several cars leading up to the Single Garage. The Garage has a electric overhead door opener, light & power, access to the rear garden, water tap, Glow Worm boiler. Very private rear garden with high hedging. Sloping lawn area with large paved patio area. Gate to side of property. Garden shed to remain.

Single Garage: 5.93m x 3.00m (19'5" x 9'9") approx.

(Other Information)

All floor coverings, light fittings, curtains and blinds will remain. The cooker, both freezers, fridge and dishwasher in the Kitchen will be included. The washing machine and tumble dryer may remain if required.

View this property here

<https://www.aspc.co.uk/search/property/345843/11-Hillview-Road/Westhill/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.