

# 1 Crombie Close, Westhill, AB32 6ND

Price Over  
**£215,000**

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  1
 
 94 m<sup>2</sup>
 EPC **D**
 Council Tax Band **F**



## Contact Solicitor

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## Features



Garage



Garden

## Description

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.

## ACCOMMODATION :

### GROUND FLOOR

Entrance Vestibule 6'2" x 2'10" (1.88m x 0.87m)

Cloakroom 5'6" x 3'4" (1.68m x 1.02m)

Lounge 14'10" x 13'8" (4.52m x 4.16m)

Dining Room 10'7" x 9' (3.24m x 2.72m)

Kitchen 13'9" x 7'5" (4.19m x 2.27m)

Rear Vestibule 8'2" x 5'7" (2.51m x 1.72m)

## FIRST FLOOR

Master Bedroom 21'11" x 7'7" (6.69m x 2.32m)

Bedroom (2) 11'3" X 8'9" (3.43m x 2.65m)

Bedroom (3) 9'5" x 8'2" (2.87m x 2.549m)

Bedroom (4) 8'5" x 5'11" (2.57m x 1.8m)

Bathroom 6'4" x 6'3" (1.95m x 1.91m)

**OUTSIDE** Single Garage 16'6" x 8'5" (5.02m x 2.56m)

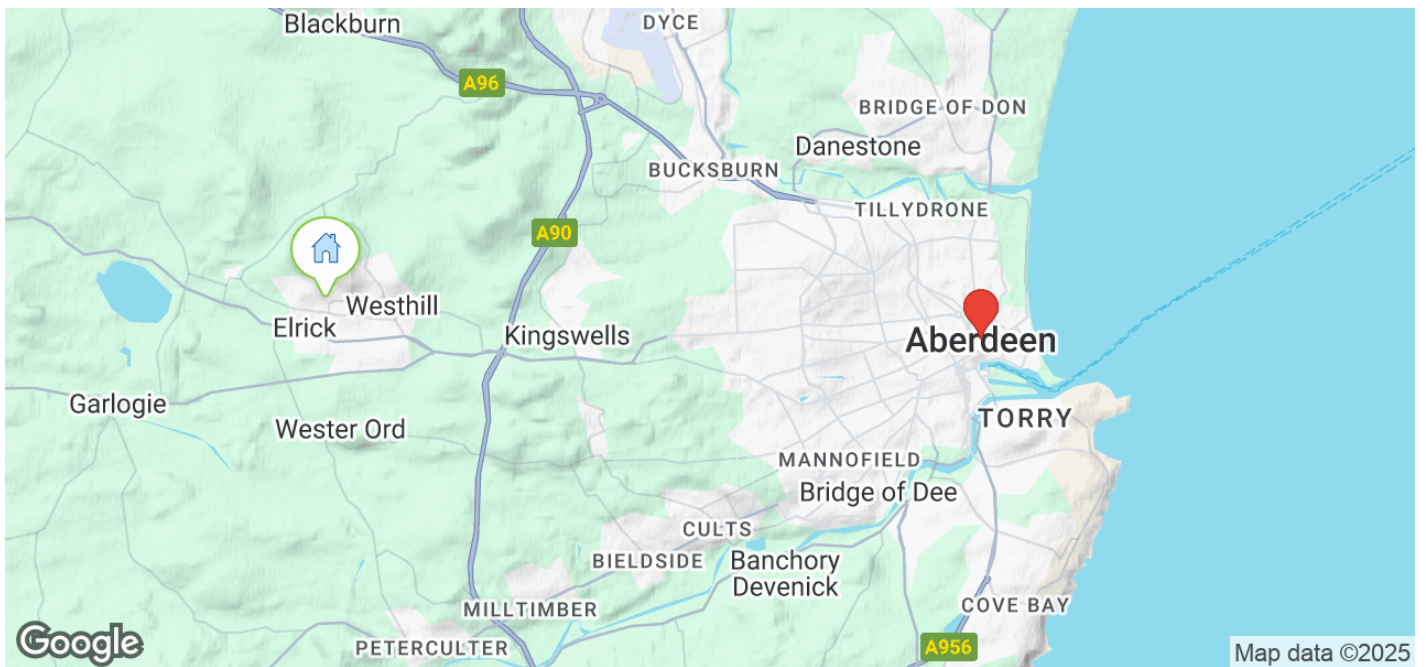
We are pleased to offer for sale this **FOUR BEDROOMED DETACHED DWELLINGHOUSE** in a well established and popular area of Westhill. On the ground floor, the property comprises; Entrance Vestibule giving access into the Lounge and Cloakroom; Cloakroom fitted with two piece coloured suite; light and airy Lounge on semi-open plan to the Dining Room, which features patio doors out to rear garden, allowing ample natural light into both rooms, staircase to first floor in Lounge; accessed through Dining Room is the Rear Vestibule giving access to the rear garden, large built-in storage cupboard; Kitchen fitted with light wood effect wall and base units with laminate worktops, fully equipped with built-in ceramic hob, electric oven, stainless steel overhead extractor fan, Candy washing machine, fridge/freezer and a stainless steel corner sink, vinyl flooring, access door to garage. On the first floor, the Upper Hallway has a deep built-in storage cupboard and access to the loft space; large Master Bedroom running the full length of the property with windows to the front and rear garden making this a superb room; two further bright Double Bedrooms with built-in wardrobe space featuring mirrored sliding doors; further front facing Single Bedroom; Bathroom fitted with three piece coloured suite with a plumbed-in shower over the bath. Other benefits of the property include gas central heating system, UPVC double glazed windows and excellent storage space. Early viewing is recommended to appreciate the spacious accommodation in this property.

**OUTSIDE**— Low maintenance front and rear gardens both laid to lawn. Driveway with parking for one car leading up to the Single Garage with overhead door and power/light. The rear garden is fully secluded and features a small patio area. Rotary dryer.

**EXTRAS**— All floor coverings, light fittings, curtains, rails and all white goods in the Kitchen will remain. Furniture can remain if required.

**DIRECTIONS**— From Aberdeen, travel along the A944 towards Westhill. Turn right at the Westhill roundabout onto Westhill Drive. Continue along to the next roundabout and turn left onto Old Skene Road. Continue along this road and take a right into Crombie Acres and then the first right into Crombie Close. Number 1 is situated on the left hand side.

**EPC = D**



### View this property here

<https://www.aspc.co.uk/search/property/346375/1-Crombie-Close/Westhill/>

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