

# 33 Kirkside Court, Westhill, AB32 6LT

Price Over  
**£139,000**

**Under offer**

 **2**  **1**  **1**   **60 m<sup>2</sup>** EPC **C** Council Tax Band **C**



## Contact Solicitor

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## Features

## Description

**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.

We are delighted to offer for sale this ATTRACTIVE FULLY REFURBISHED **TWO BEDROOMED TOP FLOOR FLAT** in a well established and popular area of Westhill. The property is situated in the centre

of the town, beside the shopping centre and close to restaurants, hotel, schools, and local facilities. The flat has been completely renovated to a high standard and is in 'as new' condition. The property benefits from gas central heating, timber double glazed windows, high quality wood effect laminate flooring, brushed steel sockets, and white panelled doors with chrome handles throughout. The spacious accommodation including exclusive attic space comprises; Hallway with two deep built in cupboards with shelving, fitted smoke alarm, security entry phone, downlights, and hatch to roof space. The generously sized Lounge features a front facing box window, high level TV point, downlights, and ceiling coving. The Stylish Kitchen has been fitted with white gloss matching wall and base units with brushed steel handles, soft close doors, and contrasting wood effect worktops and tiled splashbacks. It is equipped with an integral slim line dishwasher, stainless steel extractor fan, washer dryer, fridge freezer, built in electric oven, microwave and grill, ceramic hob, and concealed Worcester combi boiler; mains smoke detector, and enjoys an open outlook to rear over playing fields. The beautiful Bathroom has been fitted with a three piece white suite featuring a 'p' shaped bath with over head plumbed in shower and curved screen, wash basin and W.C. cistern set into vanity unit in white gloss finish, aqua panelling surround to bath, part tiling on other wall with chrome edging, tiled flooring, rear opaque window; white panelled ceiling with downlights and fan light above shower, shaver socket and upright chrome radiator. Bedroom One is a spacious double with a front facing window, downlights, and high level TV point. Bedroom Two benefits from a deep built in double doored wardrobe with hanging rail and shelving, downlights, and a rear facing aspect with open view. Early viewing of this property is highly recommended to appreciate the fresh and spacious accommodation, ideal for first time buyers, young couples and families or investors.

**OUTSIDE**— Shared grounds including grassed area and mature shrubs. There is a designated parking space situated at the front of the property.

**EXTRAS**— All floor coverings, light fittings, and appliances will remain.

**DIRECTIONS**— From Aberdeen, travel along the A944 towards Westhill. At the roundabout take the third exit onto Westhill Drive. At the roundabout take the first exit onto Old Skene Road. Turn right onto Ashdale Drive. Turn right onto Kirkside Court. Number 33 is on the left.

**EPC** = C

#### **ACCOMMODATION :**

Hallway 11'7" x 9' 11" (3.54m x 3.03m)

Lounge 15'10" x 12' (4.83m x 3.65m)

Kitchen 11" x 9'2" (3.33m x 2.80m)

Bedroom One 11' 2" x 9'10" (8.41m x 3.02m)

Bedroom Two 11' x 7' (3.34m x 2.16m)

Bathroom 7' 2" x 6' 6" (2.21m x 2m)



### View this property here

<https://www.aspc.co.uk/search/property/358152/33-Kirkside-Court/Westhill/>

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