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LAW PRACTICE

46 Carnie Drive, Elrick, Westhill, Aberdeenshire, AB32 6HZ
£230,000 offers over

Property summary

We are delighted to offer for sale this immaculately presented **three bedroom semi-detached house** which occupies an enviable corner plot at the end of a quiet cul-de-sac in the desirable area of Elrick. Occupying two levels of accommodation, along with the added comforts of gas central heating and double glazing, and an interlinked fire alarm system, the property has been maintained to the highest standard by the current owner and would serve as an ideal purchase for first time buyers and the growing family.

The accommodation comprises, on the ground floor, Hall, Lounge, Dining Kitchen and Cloakroom and on the upper floor, an Upper Hallway, two Double Bedrooms, one single Bedroom and a Family Bathroom.

Location Carnie Drive is situated within a popular development in Elrick on the outskirts of Westhill, a popular and vibrant town with an enviable range of community facilities including excellent nursery, primary and secondary education, along with a community centre with swimming pool and there is an 18-hole golf course. There is a lovely shopping centre with a Marks and Spencer Food Hall, gift shops, cafes, post office and local baker along with a Tesco supermarket. The town enjoys easy access to Aberdeen city centre either by car or public transport, which is readily available and also to the main business centres in the northeast and Aberdeen International Airport.

(**Other Information)**

The property is being sold inclusive of all fitted carpets, floor coverings, blinds, light fitments and white goods as detailed. Some furniture may be available to purchase by separate negotiation.

Travel on the A944 Aberdeen to Alford road and on entering Westhill continue ahead through the first roundabout. Travel through Erick passing the Broadstraik Inn on your right. At the next roundabout turn left onto Carnie Crescent. Carnie Drive is the third opening on your left and the property is situated at the end of the cul-de-sac.

Full details

(Ground Floor)

Hallway: Safety door with glazed paneling leads into the Hall. Window overlooking garden to the side. Vinyl tile effect flooring. Single radiator with wooden cover. Central light fitment. One single

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

power point. Door chimes. Power box for burglar alarm. Glazed Georgian style door leads into Lounge. White wood panelled door leading into the Cloakroom.

Lounge: 4.87m x 3.71m (16' x 12'2") approx. Picture window, with curtains and vertical blinds, overlooking front garden. Deep under stairs cupboard with shelving. Fitted carpet. Double radiator. Central light fitment. Three double power points. White wood panelled door leading into the Dining Kitchen. TV to be removed bracket to remain.

Dining Kitchen: 4.75m x 2.74m (15'7" x 9') approx. Picture window overlooking rear garden with roller blind. Light oak wall and base units with contrasting work tops and wall tiles. Combi boiler concealed within wall unit. Integrated double oven with four ring gas hob and chimney style extraction hood. Integrated fridge freezer. Integrated dish washer. One and a half bowl stainless steel sink with single drainer and mixer taps. Vinyl tile effect flooring. Double radiator with wooden cover. Two central light fitments. Five double power points in addition to those for appliances. Ample space for dining furniture. Washing machine may remain. Patio doors with curtains open out to the rear garden.

Cloakroom: White two-piece suite with WC and wash hand basin set in black vanity unit. Frosted glass window with roller blind. Vinyl tile effect flooring. Black heated towel rail. Central light fitment. Usual fitments to remain.

(Upper Floor)

Upper Hallway: A carpeted staircase with a wooden rail and open balustrade ascends to a light and airy Upper Hallway which in turn provides access to the three Bedrooms and Family Bathroom. Window with Austrian blind to the side. Cupboard with shelving housing hot water cylinder. Fitted carpet. Central light fitment. Access to the fully insulted and partially floored loft.

Double Bedroom One: 3.20m x 2.69m (10'6" x 8'10") approx. Picture window, with curtains and roller blind, overlooking the rear garden. Fitted wardrobe with hanging rail and shelving fronted by mirrored doors. Fitted carpet. Single radiator. Central light fitment. Three double power points. TV to be removed bracket to remain.

Double Bedroom Two: 3.05m x 2.69m (10' x 8'10") approx. Picture window with horizontal blinds overlooking front garden. Fitted wardrobe with hanging rail and shelving fronted by mirrored doors. Fitted carpet. Single radiator. Central light fitment. Two double power points. TV to be removed bracket to remain.

Single Bedroom: 3.05m x 1.98m (10' x 6'6") approx. Picture window with roller blind and curtains, overlooking the front garden. Fitted carpet. Single radiator. Central light fitment. Two double power points.

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

Family Bathroom: Four-piece suite with white WC and wash hand basin set into vanity unit. Bath and corner shower unit with glass door. Frosted glass window. Fully tiled in shower area to ceiling height and to dado height at WC, wash hand basin and bath. Vinyl wood effect flooring. Heated towel rail. Central light fitment. Usual fitments to remain.

(Outside)

A lock block driveway provides off street parking for two good sized family cars. The corner plot position of the property allows for a generously proportioned garden that stretches from the front and side of the property to the rear. Laid mainly to lawn, the garden incorporates a shed and area of patio. The original dry-stone dyke runs along the side of the garden with mature trees giving seclusion and privacy. The garden area is a virtual sun trap and is ideal for outdoor entertainment and for the young family at play.

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Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: E















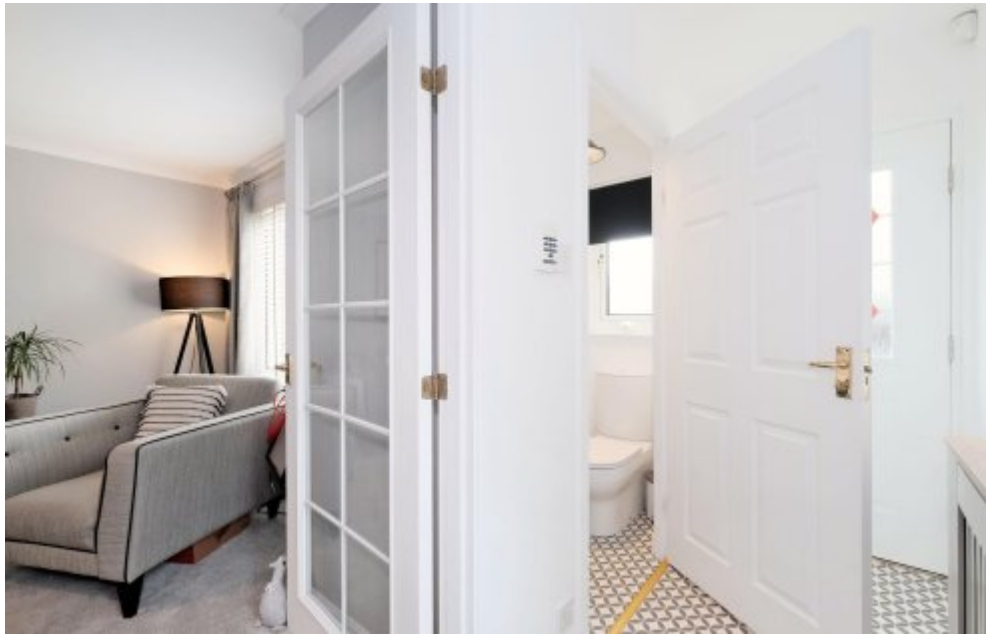


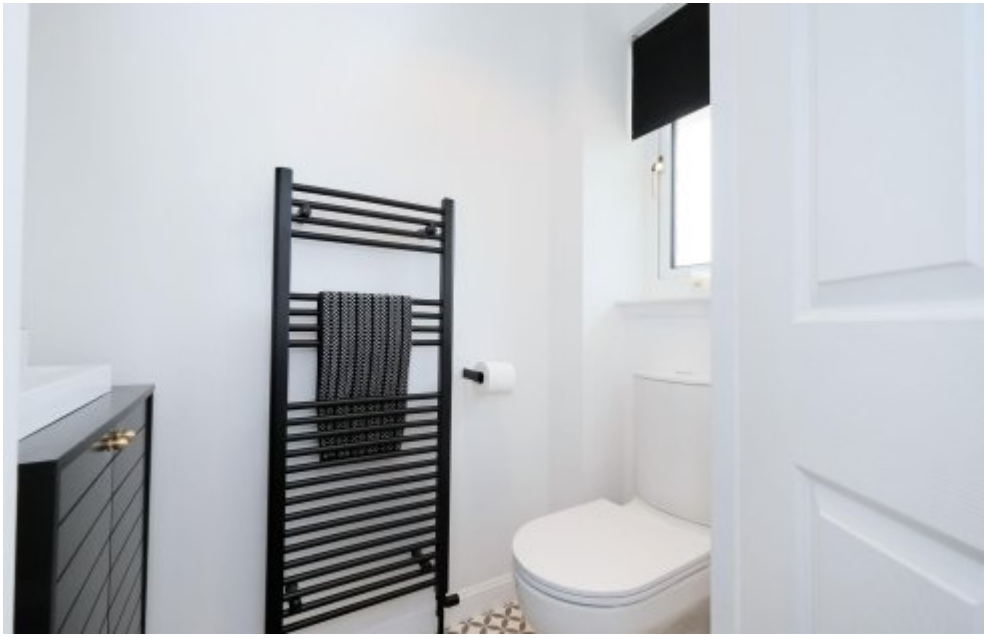






















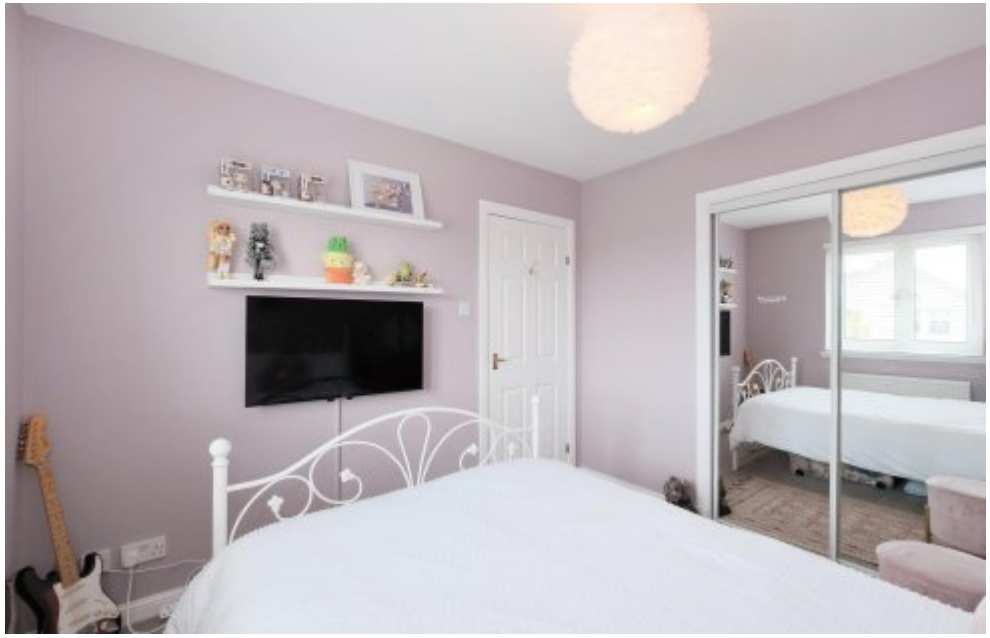


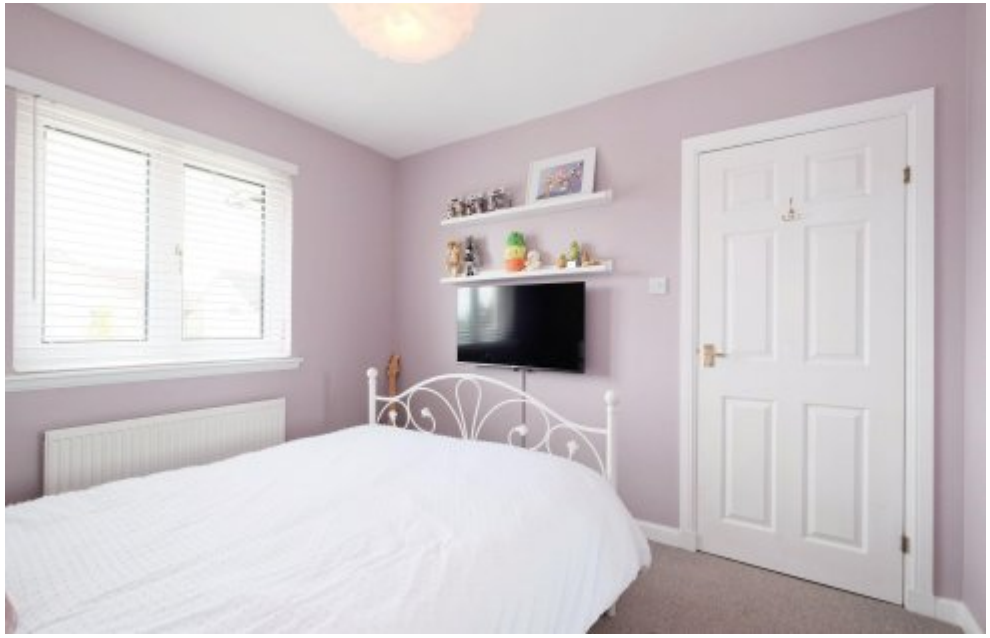




























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