



19 Burnland Crescent, Elrick, Westhill,
Aberdeenshire AB32 6JS

Offers over £380,000

IMMACULATE FOUR BEDROOM DETACHED DWELLINGHOUSE IN A SOUGHT AFTER
AREA OF ELRICK, WITH EXCELLENT PARKING AND DOUBLE GARAGE

Stronachs

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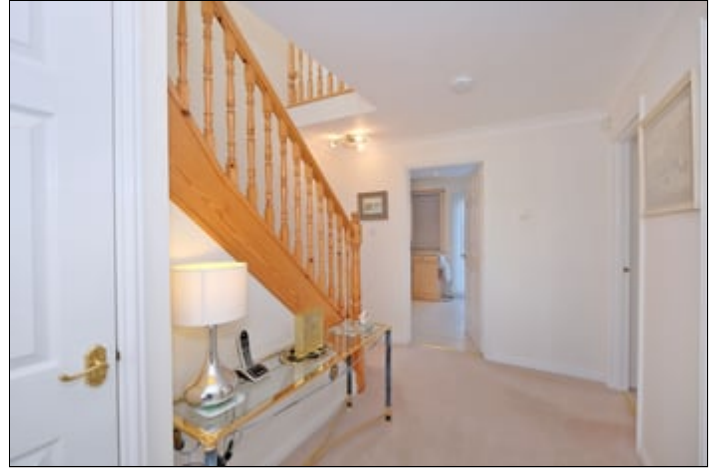
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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this IMMACULATELY PRESENTED FOUR BEDROOM DETACHED DWELLINGHOUSE. Situated in a long established and popular modern development in Elrick, this well maintained property is presented in excellent order throughout, benefiting from neutral decor, light and airy accommodation, gas central heating and full double glazing, with solar panelling on the roof. There is also a security alarm and cctv system. The accommodation comprises, on the ground floor: Reception Hall; Lounge to front; Dining Room to rear; Kitchen/Dining Room with Utility Room off; integral Double Garage and Cloakroom. The Master Bedroom with En-Suite Shower Room; three further Bedrooms and Family Bathroom complete the accommodation on the upper floor. The property itself is set in a large plot, with parking for four vehicles on the driveway to front, and large enclosed gardens to the rear, benefiting from a great deal of privacy.

Elrick and Westhill have developed into a vibrant prominent location offering a superb lifestyle choice for all age groups and families with an enviable range of facilities including highly regarded primary and secondary schools, town centre shopping centres, Marks & Spencer's, Costco, Tesco and Aldi Superstores and Health Centre. Many excellent leisure amenities include the golf course, tennis courts, swimming pool, hotels and restaurants. Westhill lies in attractive Aberdeenshire countryside but is within a few miles drive by dual carriageway from the City of Aberdeen and the AWPR provides quick access from Westhill to the north and south of the City, including Aberdeen International Airport and Commercial Estates.

RECEPTION HALL



Welcoming Reception Hall, accessed via part glazed door to front with window to side. Decorated in neutral shades this light and airy Hall has a carpeted staircase to the upper floor. Two ceiling light fittings, central heating radiator, smoke alarm and telephone point. Large understairs cupboard allows for storage and houses the meters.

CLOAKROOM 5' 0" X 4' 0" (1.52M X 1.22M)



Ground floor Cloakroom with feature porthole window to front, fitted with a two piece suite comprising wash hand basin and toilet pedestal, with tiled flooring. Ceiling light fitting and central heating radiator..

LOUNGE 18' 5" X 11' 8" (5.61M X 3.56M)



Lovely and bright Lounge with bank of windows to the front ensuring the room is flooded with natural light. Gas coal effect fire, ceiling light fitting with dimmer control, two central heating radiators, television and telephone points.

DINING ROOM 12' 7" X 11' 7" (3.84M X 3.53M)



Formal Dining Room, which could be used as a Guest Bedroom if required, with window to the rear overlooking the garden. There is ample space for dining table and chairs. Ceiling light fitting, central heating radiator and television point.

KITCHEN/DINING ROOM 23' 2" X 9' 5" (7.06M X 2.87M)



Most generous room to the rear of the property, bathed in natural light from the windows and double patio doors to the rear. The Kitchen is fitted with a quality range of wall and base units with polished work surfaces and splashback. Inset sink and drainer below the window to rear. The integrated appliances include double oven, gas hob and extractor hood, fridge and freezer. There is a also a built-in wine rack and television point. Inset downlighters and vertical central heating radiator at the dining area. Tiled flooring. Door to Utility Room.

UTILITY ROOM 9' 1" X 5' 4" (2.77M X 1.63M)



Fitted with base units and complementing work surfaces, with window to side, inset sink and drainer, and wall mounted boiler. A part-glazed door provides access to the rear garden. Space for washing machine, tumble drier, and additional fridge. Ceiling light fitting, extractor fan, and hatch to small Loft space. Door to Garage.

DOUBLE GARAGE 17' 7" X 16' 7" (5.36M X 5.05M)

Generous Double Garage with remotely operated up and over doors to front, and ceiling striplights.

UPPER FLOOR



Carpeted stairs lead from the Reception Hall to the upper floor accommodation. A window to the front allows natural light over the staircase and landing, and there is generous double airing cupboard. Two ceiling light fittings, smoke alarm, and hatch to loft space.

BEDROOM 1 12' 7" X 9' 9" (3.84M X 2.97M)



Spacious Master Bedroom with a bank of windows to the rear, and benefiting from two double built-in wardrobes allowing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator. Television and telephone points. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM



Aqua panelled and fitted with a three piece suite comprising toilet pedestal and wash hand basin in vanity unit, and walk in shower cabinet. Inset downlighters, window to rear, and vertical chrome ladder style radiator. Shaver point.

BEDROOM 2 13' 6" X 11' 5" (4.11M X 3.48M)



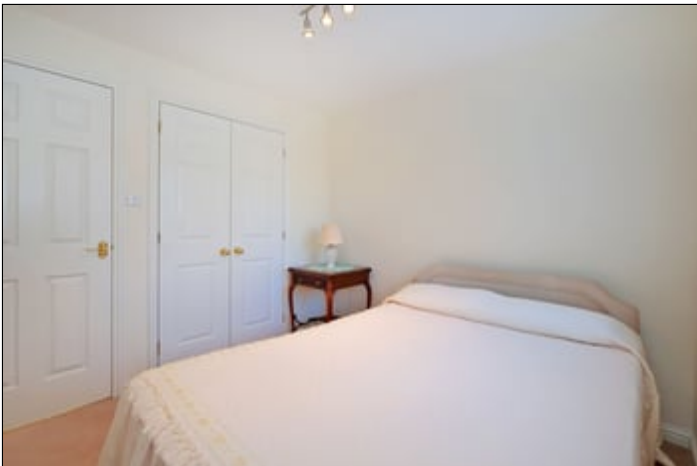
Generous Double Bedroom situated to the front of the property, again decorated in neutral tones and benefiting from double wardrobe with excellent hanging and shelf storage. Inset downlighters and ceiling light, central heating radiator, television and telephone points.

BATHROOM 8' 9" X 6' 5" (2.67M X 1.96M)



Good sized Bathroom fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity unit, and bath. Window to rear providing natural light. Built-in airing cupboard. Partially tiled, there is a ceiling light fitting and chrome ladder style radiator.

BEDROOM 3 9' 0" X 9' 0" (2.74M X 2.74M)



Double Bedroom with window to rear, benefiting from double wardrobe allowing hanging and shelf storage. Ceiling light fitting and central heating radiator.

BEDROOM 4 10' 2" X 8' 8" (3.10M X 2.64M)



Situated to the front, with ceiling light fitting, central heating radiator, and television point.

EXTERNAL



The property sits on a generous plot, with is very well maintained with neat lawn and planted borders to front, with loc bloc driveway allowing off-street parking for four vehicles and leading to Double Garage. The garden to the rear is fully enclosed and enjoys a high degree of privacy, with a substantial patio area, rotary clothes drier and greenhouse which is to remain.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen/Dining Room, the CCTV system, the rotary clothes drier, and the greenhouse.

COUNCIL TAX BAND - G

EPC BANDING - C



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