



**23 BURNLAND CRESCENT
ELRICK, WESTHILL, AB32 6JS**

**OFFERS OVER
£380,000**

FIVE BEDROOM EXECUTIVE DETACHED FAMILY HOME WITH INTEGRAL DOUBLE GARAGE

- DETACHED
- FIVE BEDROOMS – ONE WITH AN EN-SUITE
- KITCHEN/DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN
- EPC RATING – C

James & George Collie Property + Mortgage Agency
450 Union Street, Aberdeen AB10 1TR Tel: 01224 572777 Fax: 01224 580119
e-mail: p.sales@jgcollie.co.uk





DESCRIPTION

We are delighted to bring to the market this five bedroom detached executive dwelling house which offers a generous level of accommodation spanning two floors representing an ideal family home located within a popular and well established area in the sought after superb family area of Elrick. This property boasts five bedrooms, one of which has an en-suite, spacious bright lounge, generous dining kitchen, fully enclosed rear garden and double garage. With neutral décor throughout, this lovely house would make the perfect family home to put your own stamp on. Viewing is highly recommended to appreciate the property and location on offer.

The accommodation comprises: Spacious entrance hall with stairs to the first floor, storage cupboard housing the electricity consumer units and a spacious understair storage cupboard; Bright and spacious recently decorated lounge with bay window to the front and patio doors to the rear allowing for lots of natural light and space for free-standing furniture and other items of soft furnishings; Kitchen/diner with ample space for a table and chairs and patio doors leading to the fully enclosed rear garden. Kitchen is fitted with white gloss base and wall units with contrasting worktops and tiled splashbacks, Integrated oven and grill and free-standing fridge freezer to remain Utility room with door to rear garden and garage, fitted with white gloss base unit and worktop with sink, Integrated washing machine and space for tumble dryer; Bedroom one located on the ground floor is a versatile room which could be used as either a bedroom or office/playroom which has space for free-standing furniture; Cloakroom with W.C., wash hand basin, wall mounted mirror and window; Stairs to first floor where the upper hallway gives access to the attic a storage cupboard housing the water tank and shelving; Principal bedroom which is served by an en-suite has space for free-standing furniture and two double wardrobes with half mirrored bi-folding doors and spotlights above, hanging rail and shelving; En-suite is fully tiled and fitted with shower cubicle, W.C. and wash hand basin set in a white vanity unit with storage below, towel rail and window; Two further double bedrooms both with space for free-standing furniture also have built-in double wardrobe with hanging rails and shelving; Bedroom four has space for free-standing furniture; The family bathroom completes the accommodation and comprises bath with separate shower cubicle, W.C. and wash hand basin set in vanity unit with storage below, towel rail, shaver point, extractor fan and window.

Accommodation:

Hall	3.48m x 4.19m
Living Room	6.10m x 4.13m
Kitchen/Diner	6.46m x 3.47m
Utility Room	1.48m x 2.91m
G.F. Bedroom One/Home Office/ Playroom	3.14m x 3.63m
W.C.	1.48m x 2.22m
Principal Bedroom	3.74m x 2.67m
Principal Bedroom En-Suite	1.50m x 2.05m
Bedroom Three	3.24m x 2.65m
Bedroom Four	3.16m x 2.32m
Bedroom Five	2.00m x 3.16m
Bathroom	2.18m x 1.93m
Double Garage	5.22m x 5.29m

Outside: Front garden is laid to lock block driveway leading to an integrated double garage and a paved path leading to front door, gate to the side which connects to the rear garden and an enclosed bin area. The rear garden is laid to paved patio and a path which leads to a raised composite decking area, the rest is laid to lawn with a wooden fence surround. Wall mounted speakers. Double garage with up-and-over door, shelving and lighting. Outside tap and wall mounted hose reel. Garden shed to remain.

Notes: New carpets, flooring and blinds in most rooms. Exterior house lighting installed and operated by internal timer switches; Wall mounted TV brackets in most rooms with TV aerial upgrade work completed in attic to allow excellent TV signal to all rooms; Outside wall mounted speakers with 'Airstream' amplifier and remote all to remain; 'Rattan' garden furniture may be available by separate negotiation.



Location: 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.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Travelling west from Aberdeen on the A944 following the signs for Alford passing through the village of Elrick to the first roundabout. Continue straight ahead to the next roundabout turning left, then first left again into Burnland Crescent. Travel 100 yards and the house is on the left at the end of the road.

ENTRY

By arrangement.

