



**6 KINMUNDY GARDENS
WESTHILL, ABERDEEN, AB32 6SG**

**OFFERS OVER
£143,000**

**WELL PRESENTED TWO BEDROOM SELF-CONTAINED UPPER FLAT
IN THE POPULAR SUBURB OF WESTHILL**

- ESTABLISHED RESIDENTIAL AREA
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- SHARED DRIVEWAY
- SINGLE GARAGE
- EPC RATING – C

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DESCRIPTION

We are pleased to bring to the market this well presented two bedroom self-contained upper flat in the popular residential area of Westhill. With neutral décor throughout this property boasts two double bedrooms, shared driveway and a single garage to the rear. This property would be perfectly suited for a first time buyer a couple or as a buy-to-let opportunity.

The accommodation comprises: Entrance to the side of the property with a staircase to the first floor, cupboard housing the electricity meter and fuse box, side facing window and partially glazed door to the upper hall; Entrance hall leading to all accommodation with built-in shelved storage cupboard and hatch to partially floored loft space which is accessed via Ramsay ladder; Bright and spacious lounge with large front facing window allowing for lots of natural light with a modern feature gas fire; Kitchen is fitted with white gloss base and wall units and contrasting worktops and splashback, breakfast bar/seating area, free-standing oven with extractor fan above, free-standing fridge freezer and washing machine; Double bedroom one features a walk-in wardrobe with shelving and light, space for free-standing furniture and other items of soft furnishings; Double bedroom two to the rear with built-in wardrobe with sliding mirror doors with hanging rail and shelving; Bathroom comprises bath with shower above, W.C., wash hand basin, heated towel rail, window and extractor fan.

Accommodation:

Lounge	4.92m x 3.60m
Kitchen	3.10m x 2.20m
Bedroom One	3.84m x 3.22m
Bedroom Two	3.35m x 3.60m
Bathroom	2.21m x 1.98m

Notes: All white goods and furnishing to be included.

Outside: Shared driveway to the side secured by metal gates leading to single garage at the rear of the property with exclusive area of garden which is laid to stone chips and a rotary clothes dryer.

Area: Westhill has developed into a vibrant prominent town 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, Costco, Tesco and Aldi Superstores and health centre. Many excellent leisure amenities include the golf course, tennis courts, swimming pool, hotels and restaurants. The newly opened AWPR with quick access from Westhill offers superb links north and south of the city, including Aberdeen International Airport and commercial estates, and along with other recent developments will add to the increasing popularity and desirability of Westhill. The town is also well placed for Inverurie, Banchory and Royal Deeside.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

From Aberdeen travel on the A944 Aberdeen–Alford Road, at the Westhill roundabout take the third exit onto Westhill Drive and continue ahead at the following roundabout. Turn right onto Kinmundy Drive and right again into Kinmundy Gardens and number 6 is on the left hand side.

