



**15 CROMBIE PLACE, WESTHILL,  
ABERDEENSHIRE, AB32 6PX**

**OFFERS OVER  
£105,000**

**BRIGHT AND STYLISH 1 BEDROOMED SELF-CONTAINED UPPER FLAT IN QUIET  
LOCATION WITHIN POPULAR LOCATION OF WESTHILL**

- SELF-CONTAINED
- IN TRUE MOVE IN CONDITION
- ONE DOUBLE BEDROOM
- EXCLUSIVE PARKING SPACE
- GAS CENTRAL HEATING
- EPC - C

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## DESCRIPTION

We are truly delighted to bring to the market this extremely smart and stylish one bedroomed self-contained upper flat, forming part of a quiet and well-established residential area in the ever popular Westhill. Tastefully presented throughout, the property offers bright and easily managed accommodation with an excellent level of storage, served by gas central heating and affords the opportunity to move in with the minimum of inconvenience. Externally, there is a shared garden to the front and an exclusive parking space pertaining to the flat. Ready for immediate entry, this would make an ideal first time purchase or buy to let investment with early viewing genuinely recommended.

The accommodation comprises: Entered via a uPVC front door, the entrance Hall has a practical fitted matwell and there is a carpeted staircase ascending to the First Floor landing where there is a glazed door opening into Lounge, a bright and spacious room with large window to the front and laid with attractive laminate flooring which flows through much of the flat. There is ample floor space for a range of furnishings and a glazed door opens through to the inner Hall which gives way to the remaining accommodation including a handy shelved cupboard and a further cupboard housing the boiler and with good storage. Situated to the rear is the smart Kitchen, fitted out with a range of painted wooden wall and base units with contrasting worktops and splashback tiling with the freestanding electric cooker, washing machine and fridge freezer all to be included in the sale. There is a stainless steel sink and drainer and window overlooking the rear. The double bedroom also lies peacefully to the rear, light and airy with a deep fitted wardrobe with hanging space and room for freestanding items of furniture. Finalising the layout is the well-appointed Shower Room, complete with large corner set shower enclosure with mains fed shower, wash hand basin set in a vanity unit with storage below, tall heated towel rail, opaque window to the side and laid with laminate floor tiles. The flat is further enhanced by a partially floored loft space.

## Accommodation

Lounge	3.62m x 5.06m
Kitchen	1.80m x 3.65m
Double Bedroom	3.13m x 3.65m
Shower Room	1.80m x 2.30m

**Outside:** Externally, the property has shared use of the mutual front garden and there is an exclusive parking space pertaining to the flat in the residents' car park with additional visitor spots available.

**Area:** Westhill is 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 within the town. 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 & Costco. 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 north east and Aberdeen Airport.

## ENTRY

By arrangement.

## VIEWING ARRANGEMENTS

Tel Selling Agents 01224 572777

## DIRECTIONS

Travelling from Aberdeen on the A944, at the roundabout, take the third exit onto Westhill Drive. At the next roundabout, turn left onto old Skene Road. Turn right onto Crombie Acres, and continue where Crombie Place will be reached on the left hand side with number 15 at the end of the row of the left as indicated by our for sale board.

