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**4 KIRKTON ROAD, ELRICK, WESTHILL, AB32 6LF**



**Well Appointed Three Public/Five Bedroomed  
Detached Dwellinghouse with Double Garage**

OFFERS OVER  
**£485,000**

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## Accommodation Overview

**Entrance Vestibule, Hall, Cloakroom, Lounge, Dining Room, Family Room, Dining Kitchen and Utility Room. Upper Hall: Master Bedroom with En Suite, Four Double Bedrooms and Family Bathroom. Loft. Double Garage and Drive.**

Enjoying an enviable setting with a secluded south westerly garden, this detached three public/five bedroomed dwellinghouse with double garage and off-street parking provides a fantastic versatile level of family accommodation. With gas fired central heating, double glazing and a security alarm system, the spacious accommodation comprises of a vestibule leading to a spacious hall with great built-in storage. There is a lovely lounge with open fireplace giving access to the dining room and the family room has patio doors to the secluded garden. This is accessed from the kitchen and there is also a useful utility room. The cloakroom completes the downstairs accommodation while the upper floor has a master bedroom with en suite, four double bedrooms and a family bathroom with separate shower. This is a desirable home tucked away in a quiet cul-de-sac away from through traffic of which internal inspection is genuinely recommended.



## Entrance Vestibule

**2.17m x 1.99m (7'1" x 6'6" ) approx.**

With opaque glazed windows to the front affording natural light, the spacious vestibule has a multi pane door to:

## Hall

**5.59m x 2.50m (18'4" x 8'2") approx.**

A welcoming and spacious hallway with wood laminate flooring and an open rise carpeted staircase with wooden balustrade to the upper floor. Spanning the width of the hall are built-in cupboards with mirrored sliding doors providing storage for outdoor wear. There is a door to the garage.

## Cloakroom

**1.82m x 1.17m (5'11" x 3'10") approx.**

Fitted with a w.c and wash hand basin.

## Lounge

**8.37m x 4.77m (27'5" x 15'4") approx.**

As can be seen by the dimensions, this is a large lounge which has two large windows to the front creating a light and airy atmosphere. With neutral décor and carpeting, an attractive focal point is the open fireplace with wooden surround and slate hearth. Multi pane door to:



## Dining Room

**4.19m x 3.63m (13'8" x 11'11") approx.**

Overlooking the side, this formal dining room could be a playroom if required. Door to hall.

## Family Room

**4.15m x 3.70m (13'7" x 12'1") approx.**

Patio doors open to the secluded garden providing continuous living from indoor to out. This is a lovely place to relax and unwind.

## Kitchen

**4.75m x 4.17m (15'7" x 13'8") approx.**

Enjoying an excellent range of wood style wall and base units with ample drawer units, glazed display units, carousel cupboards and dark worktops with a 1.5 bowl stainless steel sink. There is an integrated dishwasher, double oven/grill, ceramic hob, concealed extractor hood and fridge. A window overlooks the rear and there is a dining bar.

## Utility Room

**2.38m x 1.99m (7'9" x 6'6") approx.**

This functional area has wall and base units and a stainless steel sink. There is plumbing for an automatic washing machine and space for a tumble dryer. There is a tall built-in storage cupboard and a window and a door to the rear.



## Upper Hall

With a galleried landing with wooden balustrade, attractive doors give access to the accommodation. There is a deep built-in store (1.80m x 1.27m (5'11" x 4'10") approx.) and this has lighting and shelving. There is a further tall built-in cupboard with the hot water tank and slatted shelving for towels and linen. Ceiling hatch to loft space.

## Master Bedroom and En Suite

**5.23m x 3.58m (17'2" x 11'8") approx.**

A lovely master suite overlooking the front of the property with a feature decorative wall and wardrobes span the width of the room providing excellent storage. The **En Suite (2.72m x 2.69m (8'11" x 8'9") approx.)** is fitted with a w.c, bidet, a wash hand basin with cupboard storage below and a corner shower unit with mains thermostatic shower. There is a heated towel radiator, shaver point and an opaque window to the front.

## Double Bedroom

**4.28m x 3.14m (14'0" x 10'3") approx.**

A lovely double bedroom in grey tones and a leafy outlook to the rear. Hanging and shelving storage is provided by the built-in wardrobe.

## Double Bedroom

**4.29m x 3.05m (14'0" x 10'0") approx.**

Overlooking the front and with ample space for free standing bedroom furniture. There is a large wardrobe with mirrored sliding doors.



## Double Bedroom

**3.36m x 3.28m (11'0" x 10'9") approx.**

Again enjoying a pleasant outlook to the rear and with a built-in cupboard with hanging rail and shelf.

## Double Bedroom

**4.01m x 2.64m (13'2" x 8'7") approx.**

Currently used as an office and with a window to the side.

## Family Bathroom

**3.08m x 3.03m (10'1" x 9'10") approx.**

Spacious and bright and airy, there is a corner bath, a separate shower unit with mains thermostatic shower, bidet, w.c and a wash hand basin with cupboard storage below. Shaver point.

## Outside

To the front, the neat well tended gardens have mature shrubs providing privacy from the roadside and a loc-bloc driveway provides off-street parking and leads to the garage. A gate leads to the rear garden. Enjoying a south westerly aspect, the secluded grounds to the rear enjoy great privacy provided by mature Conifer hedging. There are two areas of garden laid to grass separated by wooden trellising with Clematis and the garden enjoys well established bushes and flowering plants and a patio for dining al fresco.

## Double Garage

**8.57m x 4.97m (28'1" x 16'3") approx.**

With an electrically operated up and over door, power and light, a window and door give access to the rear. To the rear of the garage there are built-in units and worktop providing storage. There is space for additional appliances if required.

## Notes

Gas fired central heating. Double glazing. Alarm system. EPC=D. All fitted floor coverings, curtains, blinds, light fittings and integrated kitchen appliances are included in the sale.

## Location

Westhill is a popular 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 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 north east and Aberdeen Airport.

## Viewing

Please telephone 07922 131474 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/AM/Aberdeen

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