



# 17 Westdyke Drive

Erick, Westhill, Aberdeenshire AB32 6QR



mackinnons  
solicitors



A partially glazed composite door leads into the entrance vestibule. Engineered timber flooring continues into the reception hall, kitchen and open plan area overlooking the property frontage. A door leads into the welcoming reception hall. Within the hall a cupboard houses the hot water cylinder and wooden shelving, while another is plumbed for white appliances.

The kitchen overlooks the rear garden via a deep silled window. Featuring a good range of contemporary base, wall and display units, the work surface area incorporates a stainless steel sink with drainer, while there is also a range of appliances and access to the garage.

The spacious open plan lounge/dining area overlooks the property frontage. The carpeted lounge provides lots of space for freestanding furniture, with the central focal point being the charming ornamental fireplace. The dining area is perfect for formal dining and entertainment.

Double bedroom four is spacious and versatile, with sliding fully glazed French doors leading out to the fully enclosed rear garden. Currently used as a play room/home office, bedroom four benefits from a fitted double wardrobe and cupboard.

Within close proximity to bedroom four is the well appointed shower room, which includes a three piece suite.

We are delighted to bring to the market this well presented four bedroom semi-detached dwelling house with integral single garage, located in the thriving suburb of Elrick, Westhill with access to a wide range of amenities, schooling and transport links.

Offering contemporary and versatile living accommodation throughout, the current owners have in recent years reconfigured the internal living space, to include the creation of a third bedroom on the first floor. Ready to move into with a minimum of fuss.





Ascending the attractive staircase to the first floor, the landing is fitted with laminate wood effect flooring which continues into the bedrooms.

The spacious principal bedroom enjoys elevated views over the rear garden via double windows, in addition to a wealth of fitted storage facilities. Double bedroom two is a well proportioned room which benefits from elevated views across the property frontage, twin deep fitted double wardrobes and display shelving. Bedroom three is a pleasant, bright room including a fitted wardrobe.

Completing the accommodation is the bathroom. Inclusive of a white three piece suite, above the bath there is an electric shower appliance.



The front garden is screened by mature hedging, with a well established border containing small trees and seasonal planting. Mostly laid to lawn, there is a large raised vegetable bed, while an IP66 waterproof double 3-pin socket is available to the side of the property. The driveway leads to the integral single garage. Fitted with a sectional "up and over" door, the garage provides excellent storage facilities as well as housing the central heating boiler. The fully enclosed rear garden is mostly laid to lawn with well established borders and raised flower/vegetable beds. A paved terrace is the ideal location for "al fresco" dining during the warmer weather.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Four Bedrooms
- Open Plan Lounge/Dining Room
- Fully Enclosed Rear Garden
- Single Garage
- Off Street Parking

## Terms

**Council Tax**  
Band E

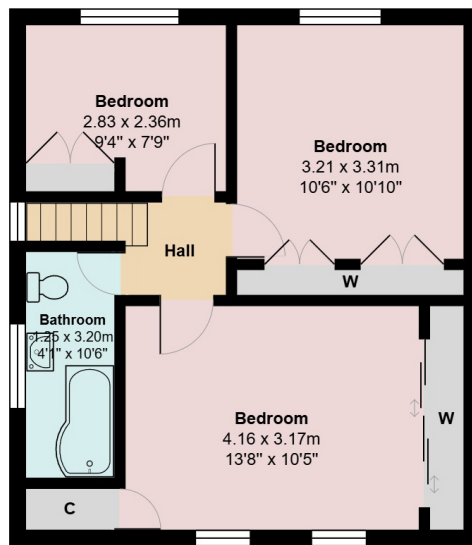
**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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