



# 22 Broadshade Crescent

Westhill, Aberdeenshire AB32 6AS



**mackinnons**  
solicitors



A bright entrance hall allows access to the cloakroom and lounge.

A centrally set cloakroom is fitted with a white two piece suite with splashback tiling to the wash hand basin.

The well proportioned lounge boasts a picture window to the front allowing a good deal of natural light into the area. Ample space for a range of furnishings.

A well appointed dining kitchen is fitted with a range of wall and base units incorporating an ample roll front work surface with extensive splashback tiling. A deep walk-in cupboard provides excellent shelved storage facilities. Space for a dining table and chairs. Window to the rear and glazed door to the rear garden.

From the lounge, a carpeted staircase with wooden handrail leads to the upper floor and remaining accommodation.

There are three spacious bedrooms located on the upper floor and the good sized family bathroom completes the accommodation.

The front of the property is fully laid to lawn. A tarred driveway to the side offers ample off road parking. A high level timber gate leads to the fully enclosed rear garden which is mainly laid to lawn.

We are pleased to offer for sale this well proportioned three bedroom semi-detached villa, located within a quiet residential area of the popular suburb of Westhill. This attractive family home offers spacious accommodation and benefits from gas fired central heating and double glazing. Externally the property is further enhanced by a large rear garden and driveway.

Westhill is a popular suburb providing ease of access to Aberdeen city and airport. Within Westhill there is an excellent range of facilities available. From Westhill there is regular public transport to the city centre, Prime Four Business Park at Kingswells and beyond, with travel north and south of the city possible via the AWPR.





## Terms

**Council Tax**

Band E

**EPC**

Band C

**Entry**

By Arrangement

**Viewing**

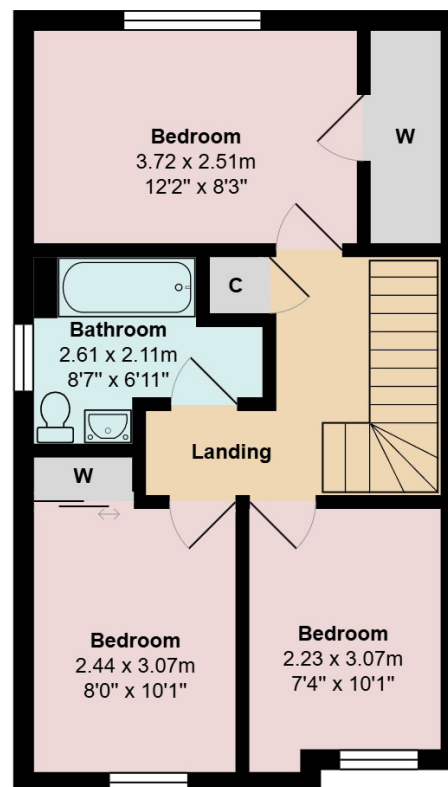
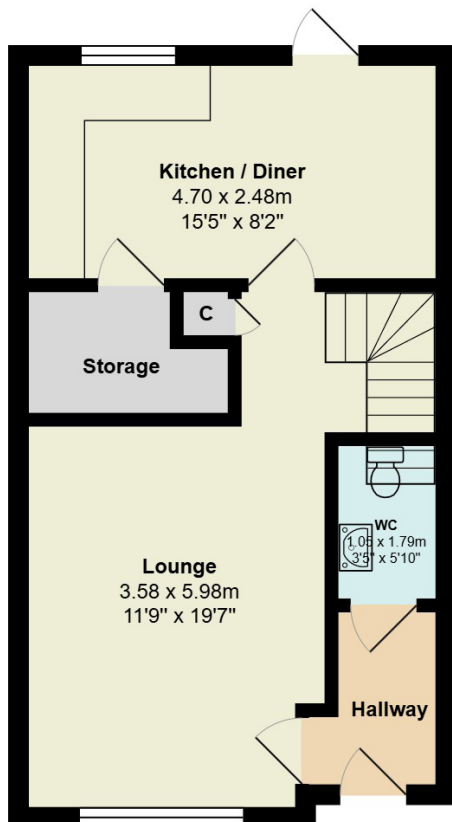
Contact Solicitors

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- Light and Airy Lounge
- Well Appointed Kitchen
- Three Bright Bedrooms
- Bathroom and Cloakroom
- Large Rear Garden
- Popular Location



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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