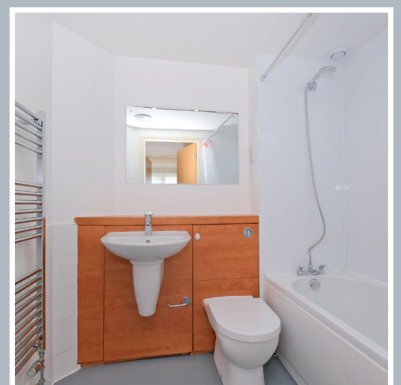




# 11A Mackie Place

Elrick, Westhill, Aberdeenshire AB32 6AN



**mackinnons**  
solicitors





The building is entered via a main door which has a security intercom system. From the internal communal hallway access is gained to the apartment.

On entering the apartment, the reception hall provides access to all of the accommodation. A cupboard provides extra storage, and a further cupboard houses the consumer unit. Security handset.

The good sized lounge is located to the front with ample room for a range of furnishings.

Also to the front is the dining kitchen which has been fitted with an attractive range of cream gloss base and wall units, integrated washing machine, dishwasher, fridge/freezer, gas hob, electric oven and stainless steel overhead extractor hood. A free standing tumble dryer which will be included in the sale. A wall unit houses the central heating boiler.

There are two double bedrooms, both benefiting from built-in wardrobes providing room for storage. The principal bedroom enjoys the benefit of an en-suite shower room fitted with a white two piece suite and separate electric shower enclosure. Completing the accommodation is the bathroom which has a three piece white suite with shower over the bath, wash hand basin and WC set into vanity unit and towel rail.

The property has access to a shared garden and residents parking.

We are delighted to bring to the market this two bedroom ground floor apartment with allocated parking space, situated within a modern development in the popular suburb of Westhill on the outskirts of Aberdeen.

Providing an ideal purchase for a first time buyer or buy-to-let investor, early viewing is highly recommended to appreciate the space the property has to offer.







## Terms

### Council Tax

Band C

### EPC

Band C

### Entry

By Arrangement

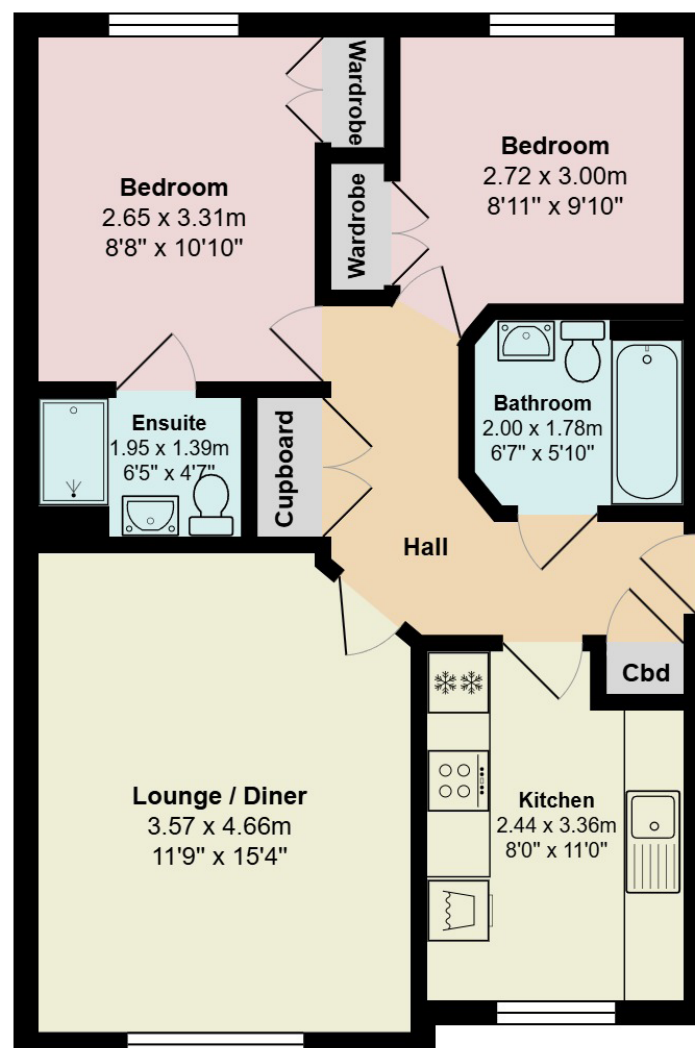
### Viewing

Contact Solicitors  
01224 868687

## our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

- Gas Central Heating
- Double Glazing
- Mains Drainage
- Two Double Bedrooms
- En-Suite Shower Room and Bathroom
- Exclusive Parking Space



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.



www.carbonbalancedpaper.com

produced by xci.com | 01224 878799