



28

Burnland Crescent

Elrick, Westhill, Aberdeenshire AB32 6JS



mackinnons
solicitors



A uPVC door opens into the inner vestibule with staircase leading to the upper floor.

The lounge/dining room has a window overlooking the property frontage and one overlooking the rear.

The dining kitchen features white gloss base and wall units, solid wood work surfaces incorporating a gas hob, electric oven, extractor fan, dishwasher and stainless steel bowl sink with drainer. Free standing fridge freezer which will remain. A cupboard provides further storage and houses the electrical apparatus. The storage facilities in the dining kitchen are further extended within the utility room. A solid wood work surface incorporates a stainless steel sink with drainer. Free standing washing machine and tumble dryer which will be included in the sale. The gas central heating boiler is in the utility room. Accessed from the utility room is a cloakroom with white WC and sink.

A carpeted staircase leads to the first floor. A cupboard provides storage facilities and houses the hot water tank. The landing provides access to the attic via a ceiling hatch.

The principal bedroom suite benefits from two fitted double wardrobes with hanging and shelving space. It also boasts an en-suite shower room. Featuring a large walk-in shower enclosure with mains shower appliance, a vanity unit incorporates a WC and wash hand basin. There are two further double bedrooms, both benefiting from fitted wardrobes.

A well appointed family bathroom completes the first floor accommodation.

Set within the ever popular Elrick area of Westhill, this well presented three bedroom detached house provides an ideal home for families seeking space, convenience and access to reputable schooling.

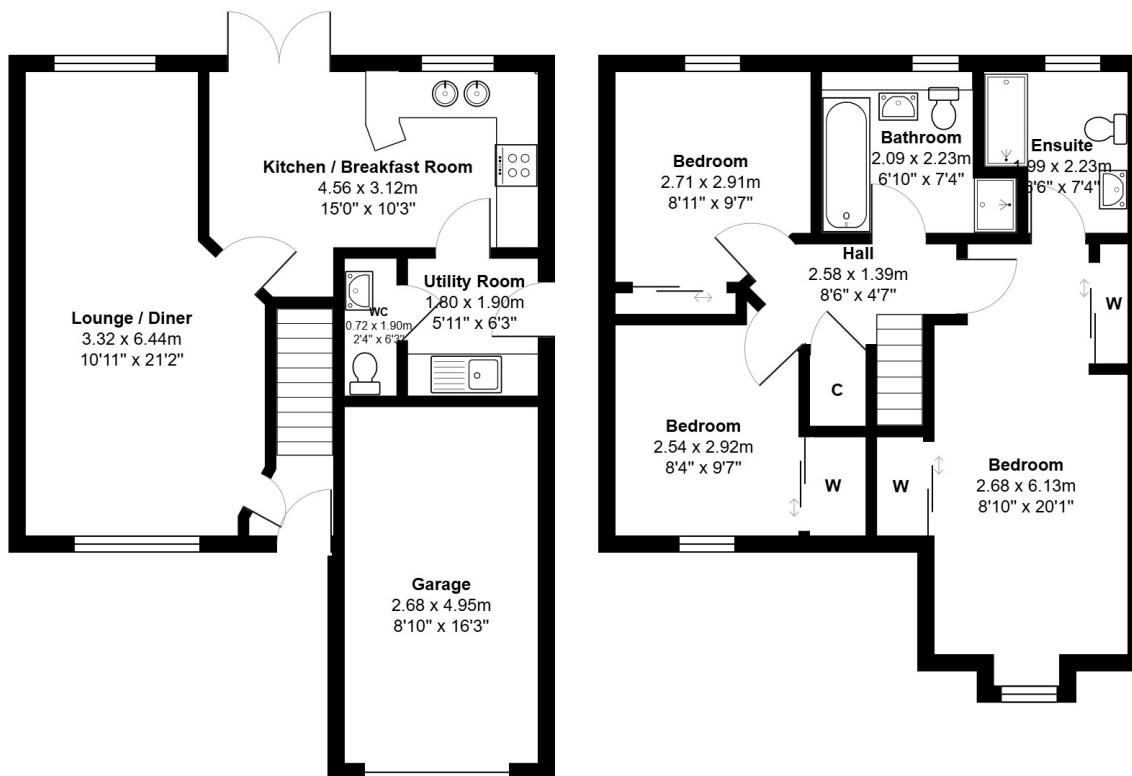
Providing family living over two floors, with a fully enclosed rear garden, single garage and driveway for several vehicles. The property also benefits from a security alarm and a Bose surround sound system. Solar thermal panels heat the water.

The front garden is mainly laid to astro turf. A gate to the side of the property leads to the rear garden which is fully enclosed. The rear garden is also mostly laid to astro turf alongside a patio area. A factor fee is payable for the maintenance of the communal landscaped green spaces within the development.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Modern Dining Kitchen
- Utility Room
- Three Bedrooms, One with En-Suite
- Fully Enclosed Rear Garden
- Single Garage



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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