



31 Westholme Avenue

Aberdeen AB15 6AB





The entrance vestibule leads into the welcoming reception hall which provides access to most of the ground floor accommodation.

A well proportioned lounge boasts a large bay window. A particular feature is the open fire with hearth and ornate fire surround. This room is open plan with the dining area, where double partially glazed doors lead through into the very spacious, bright and airy family room/sun lounge.

The well appointed kitchen includes a range of storage units and central island, while the appliances will remain. A door leads into the single integral garage.

Returning to the reception hall, the generous principal bedroom has extensive fitted wardrobes. The bathroom and utility room complete the ground floor.

A carpeted staircase leads to the remaining accommodation on the first floor. Bedrooms two and three overlook the property frontage, while bedroom four is a versatile living space. Completing the accommodation is the cloakroom which includes a WC and wash hand basin.

The property benefits from an extensive lock block driveway which leads to the single garage. The front garden has an area of lawn and a selection of mature shrubs. Two high level gates either side of the property lead to the fully enclosed rear garden which has a patio area, lawn and an abundance of mature shrubs. There is also a garden shed which will remain.

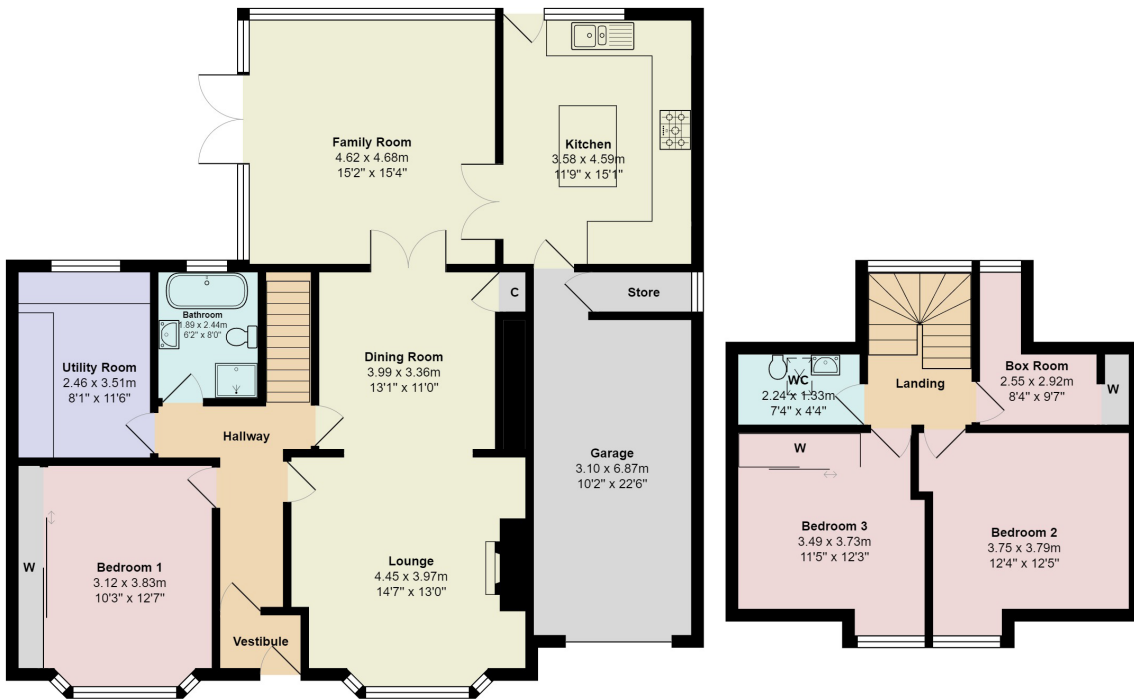
We are delighted to bring to the market this spacious four bedroom detached family home with large sun lounge and garage located in the prime west end of the city. With well presented and flowing accommodation throughout, this home provides accommodation for single storey living, with the versatility of upper floor accommodation and cloakroom. The property is further enhanced by a generous integral garage and parking to the front, with a fully enclosed garden to the rear.

Westholme Avenue is a quiet residential street situated in the city's prestigious west end. A regular bus service is available nearby and the main Anderson Drive ring road is easily accessible, with onward travel to all parts of the city and suburbs, as well as the airport.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Off Street Parking
- Fully Enclosed Rear Garden
- Integral 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.

Terms

Council Tax

Band G

EPC

Band D

Entry

By Arrangement

Viewing

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01224 868687

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