



40 Westray Crescent, Mastrick, Aberdeen

Offers over £149,000



 3  1  1

Freehold | EPC rating: D

- Three Double Bedrooms
- Excellent Storage Throughout
- Ideal Purchase for First Time Buyers
- Bright Spacious Lounge
- Gas Central Heating and Double Glazing

Description

NOTE HOME REPORT - The home report is available to view on the Northwood website portal (northwooduk.com/aberdeen)- within the listing and select "View home report".

Northwood are delighted to present for sale this spacious three bedroom end terraced house. The property benefits from gas central heating, double glazing and excellent storage facilities throughout. The property presents the ideal purchase for first time buyers.

The ground floor accommodation comprises; entrance hallway which leads to the light and airy lounge, fully fitted kitchen with access to rear garden.

A carpeted staircase leads to the upper hallway and the remaining accommodation. There are three spacious double bedrooms, two of which benefit from fitted wardrobes. Completing the accommodation, the bathroom room, is fitted with a white suite incorporating shower over the bath, w/c and hand wash basin.

The property has generous enclosed gardens areas to the front, side and rear with areas of lawn and mature shrubs. Garden shed and cellar. Street parking at front of property.

Located in Summerhill, a well-established residential area lying to the North of the city and just a few minutes walk from Woodend Hospital, this property is ideally located with plenty of local amenities near by, such as small convenience stores, Sheddocksley Sports Centre, Mastrick Community Centre and a large Tesco supermarket. For those commuting around Aberdeen, the AWPR is just a few miles away and the property is also served well with local bus routes to the city centre. Both primary and secondary schools are in close proximity providing an ideal location for a family. The property is also within easy reach of Aberdeen International Airport, the hospital complexes at Woodend, Foresterhill and Cornhill, and the industrial estates at Kingswells, Westhill, Dyce and Bridge of Don.

Viewings are highly recommended to appreciate this spacious home in ready to move in condition and providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

Photographs



Hall

White UPVC door. White papered walls with wooden effect flooring. Small cupboard which houses the electric meter and the fuse panel. Cupboard with hanging rail. Cupboard under stairs. Pendant light fitting. Wall mounted radiator. Smoke alarm. Grey carpeted staircase leads you to the upper accommodation with small window over looking the side of the property.

Kitchen

White walls with grey tiled effect flooring. Large northeast facing window over looking the rear garden. A range of white gloss base and wall units with black worktop. White and grey tiled splashback. Induction hob with extractor fan above, intergraded grill and oven. Free standing full size fridge/freezer and washing machine. White sink and drainer with chrome tap. Wall mounted radiator. Heating control panel. Smoke alarm. Strin light. Door allowing access to external

Bedroom 1

Spacious room with white walls and grey carpet. Papered feature wall. Window over looking rear garden. Cupboard with shelves. Wall mounted radiator. Spotlight fitting.
3.2m x 3.2m (10'6" x 10'6")

Bedroom 3

White walls with grey carpet. Southwest facing window overlooking the front of the property. Cupboard with hanging rail and shelf above. Wall mounted radiator. Pendant light fitting.
3.3m x 2.1m (10'10" x 6'11")

External

Gardens mainly laid to grass and mature shrubs to the front, side and rear. Shed and cellar. Street parking to front of property.

Lounge

Bright spacious room with large windows facing the front and rear of the property. White walls with wooden effect flooring. Wall mounted radiators. Spotlight fittings and smoke alarm.
6.1m x 3.3m (20'0" x 10'10")

Upper Landing

Small southwest facing window over looking the front of the property. Cupboard with selves. Loft hatch. Smoke alarm. Wall mounted radiator. Pendant light fitting.

Bedroom 2

Bright room with two windows. White walls with beige carpet. Wall mounted radiator. Pendant light fitting.
3.4m x 2.9m (11'2" x 9'6")

Bathroom

White walls with black vinyl flooring. Frosted window. White wc, sink with chrome hardware set in vanity unit with storage underneath and fixed wall mirror above. White bath with eclectic shower with white qua panelling surround. Wall mounted towel rail. Shaver point. Pendant light fitting.
2.3m x 1.4m (7'6" x 4'7")

More photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Floorplan

GROUND FLOOR

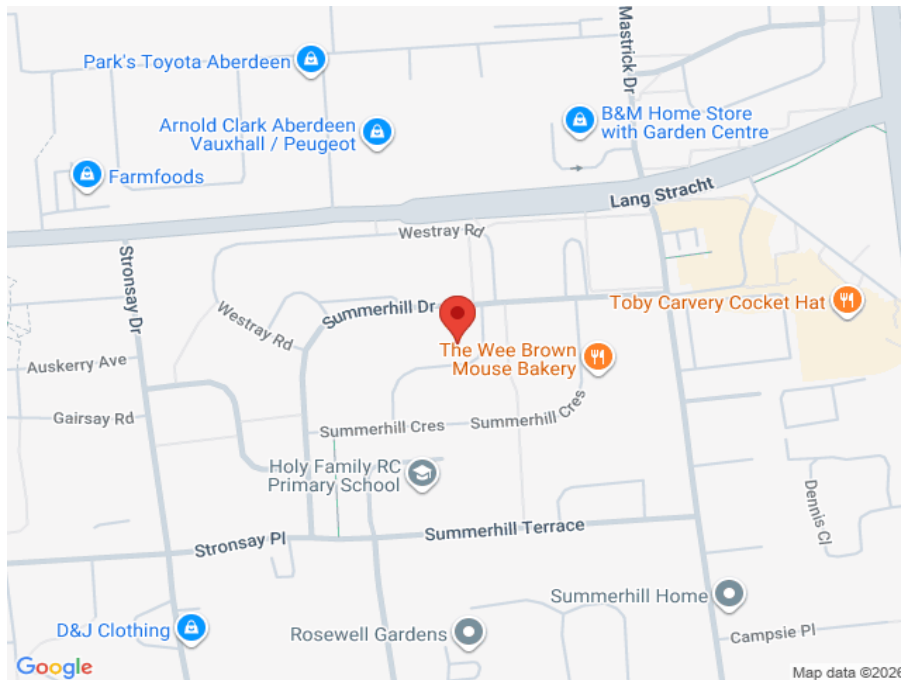


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Map



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LRN: PENDING
LARN: 1811016