McEwan Fraser Legal
Solicitors & Estate Agents

6 Broadstraik Crescent

ELRICK, WESTHILL, AB32 6JR



Prestigious West End residential suburb of Aberdeen.
Detached, spacious four-bedroom with a garage.



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McEwan Fraser Legal is delighted to offer to the market a spacious four-bedroom detached dwelling within the sought-after Westhill/Elrick, a prestigious West End residential suburb of Aberdeen. This fantastic property offers versatile living accommodation over two levels, which will appeal to a wider audience, especially young families with room to grow.

The property is decorated in a blend of neutral shades, with generous-sized windows allowing a flow of natural light, further benefiting from double glazing and gas central heating. With its desirable location and accommodation, viewing is an absolute must to fully appreciate all that is on offer.

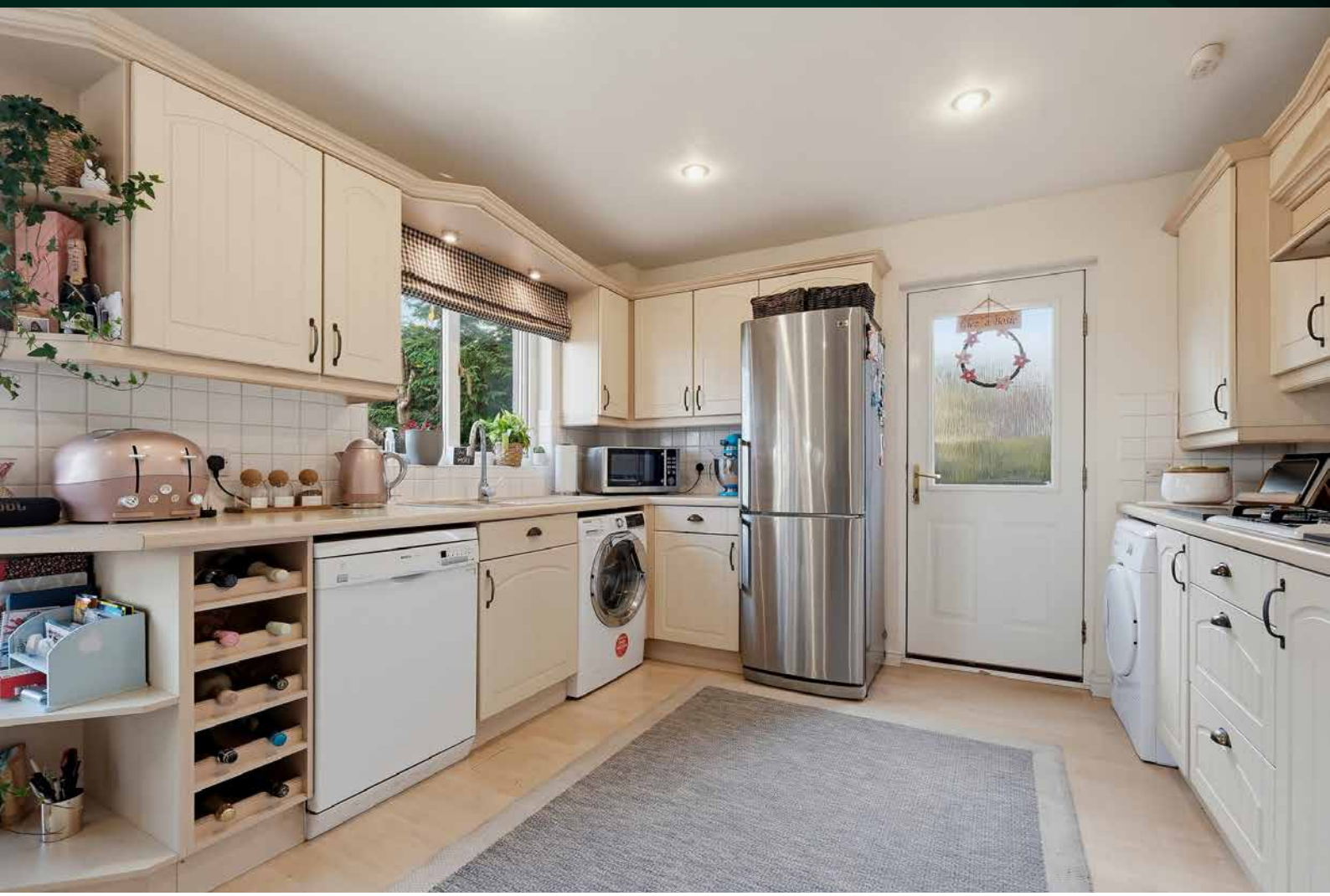
THE LIVING ROOM





The internal accommodation offers spacious accommodation with a welcoming entrance hallway and cloakroom. To the front of the property is the spacious lounge flooded with natural light from the large bay window, with a modern fireplace adding a touch of grandeur.

THE KITCHEN

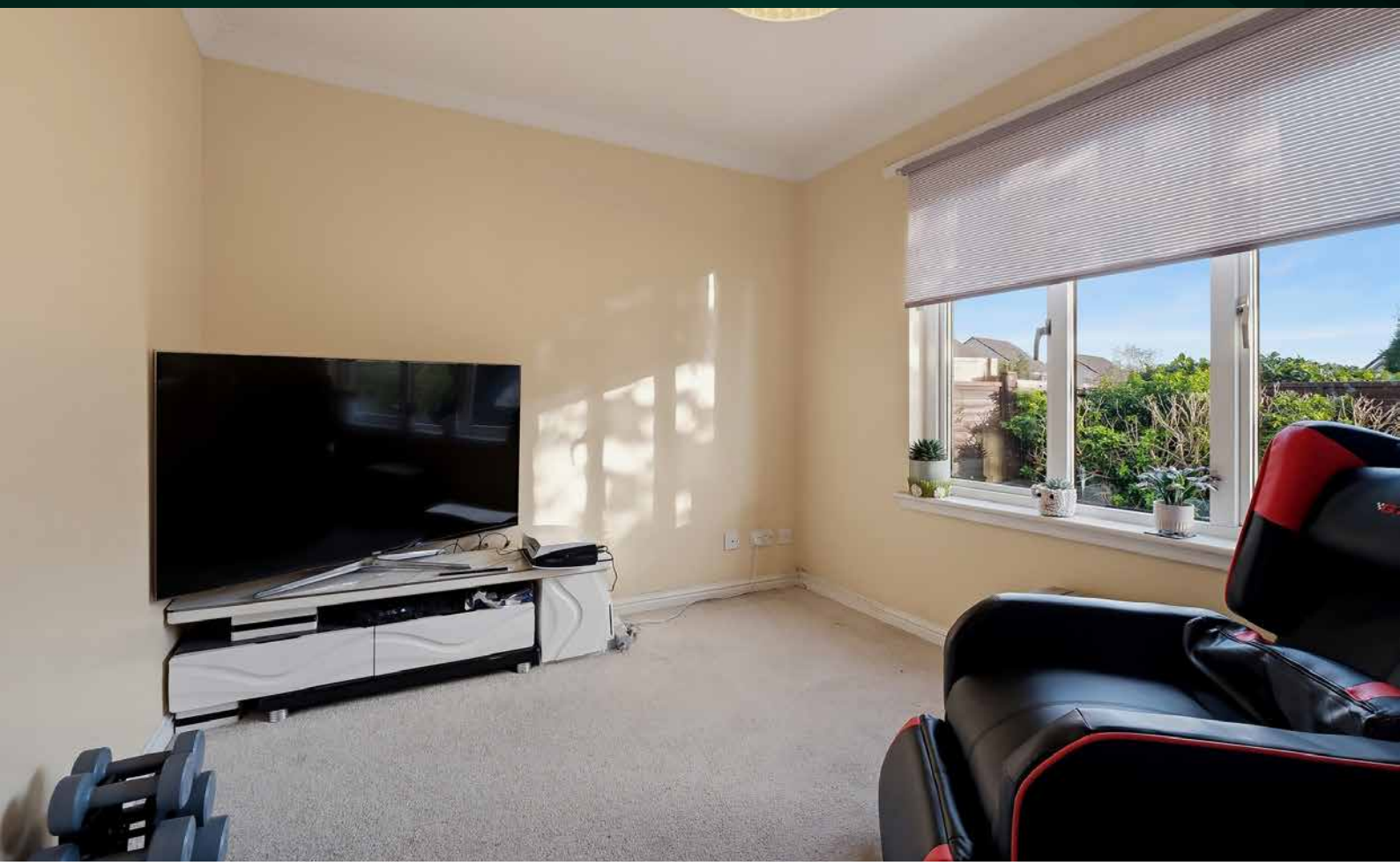


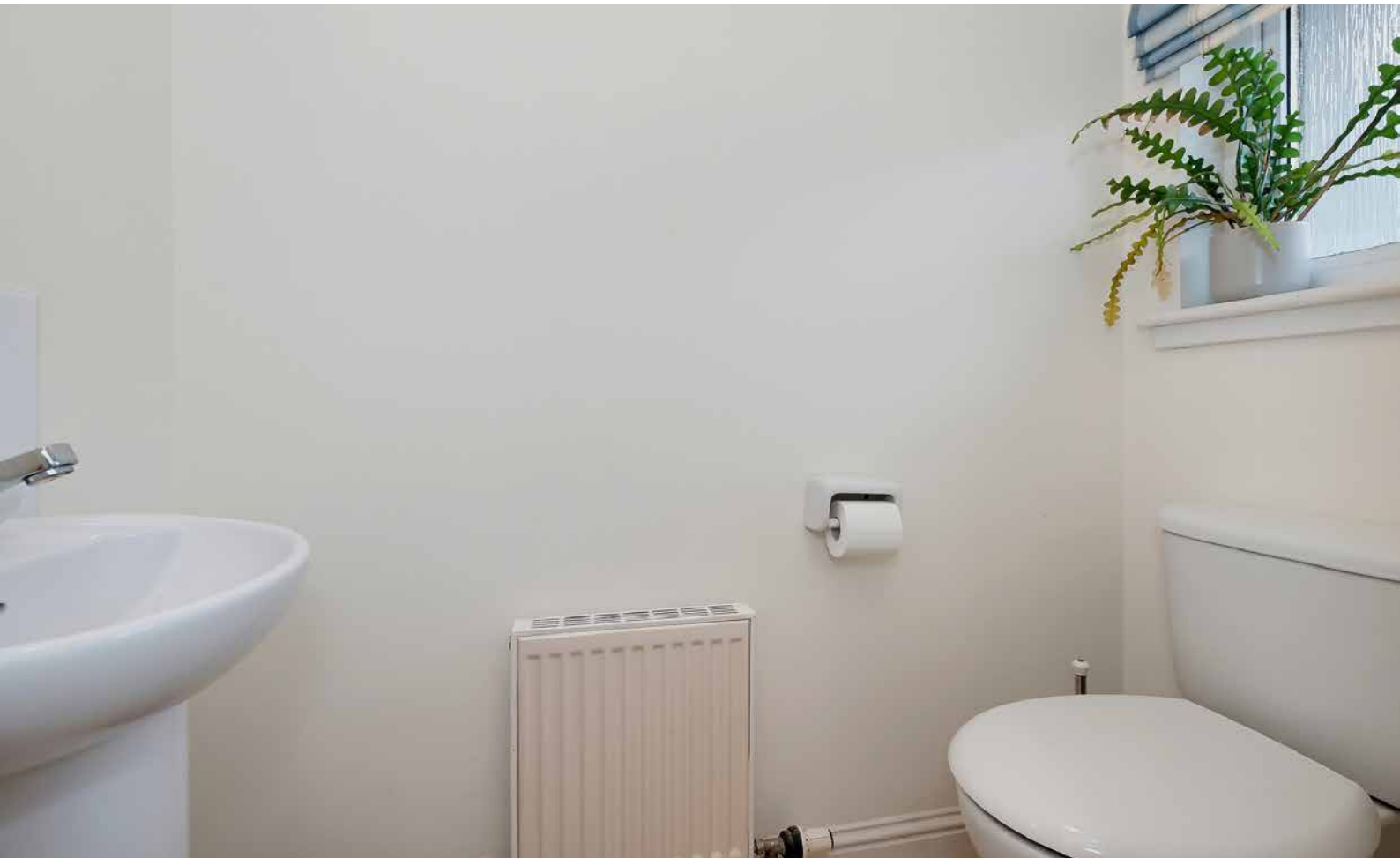
To the rear of the property is the spacious, well-appointed dining kitchen, equipped with an impressive range of quality base and wall-mounted units, with a mixture of freestanding and integrated appliances, and the dining area with French doors allowing access to the fully enclosed rear garden and patio area. The formal dining room is currently set up and used as a gaming and exercise room.

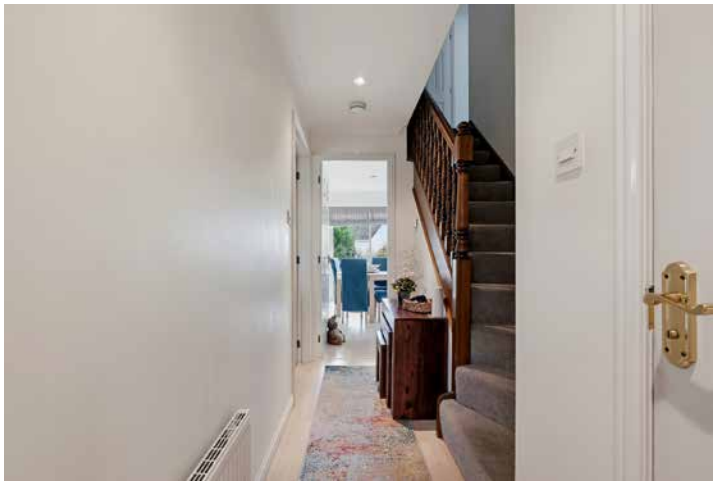




THE DINING ROOM & WC





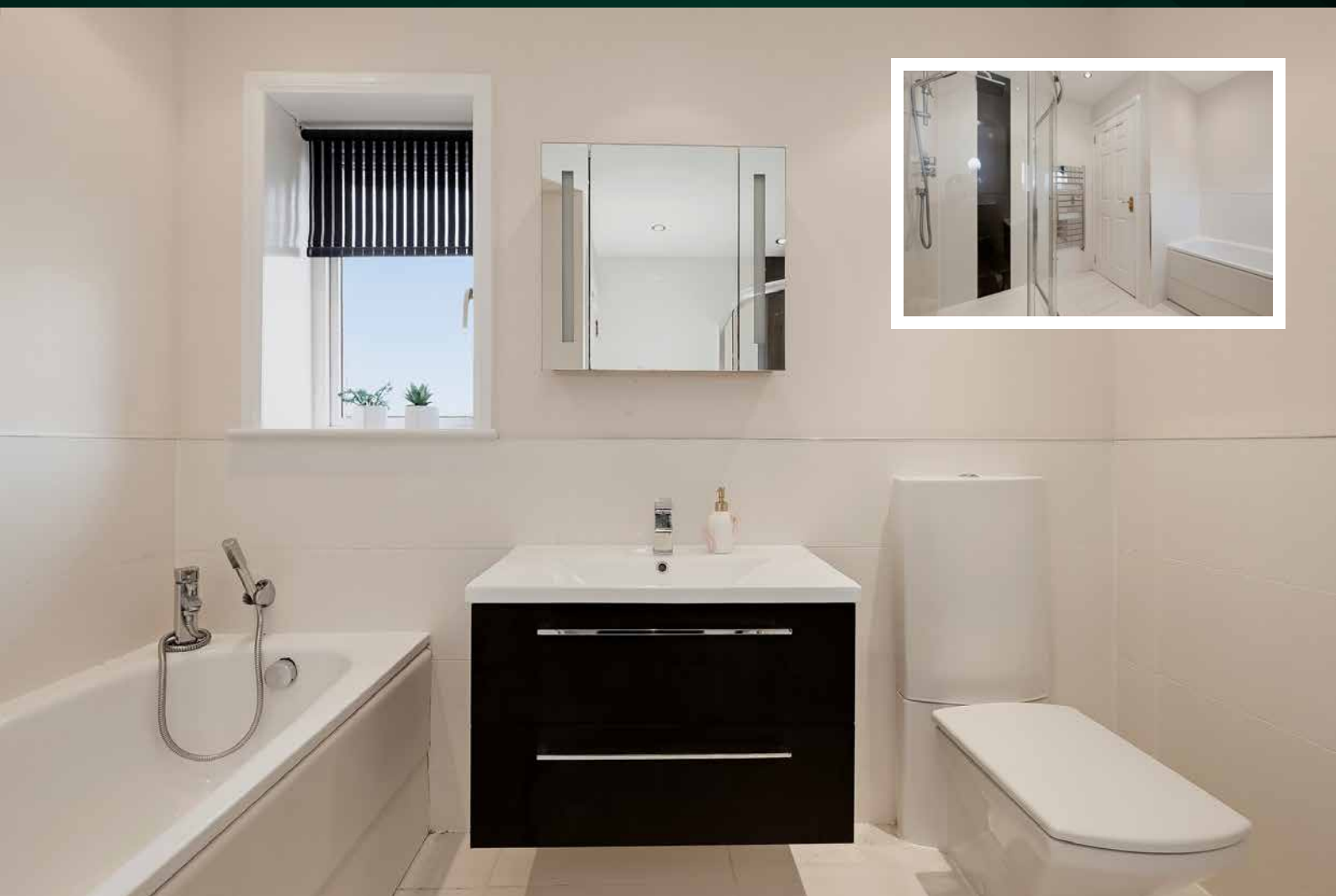




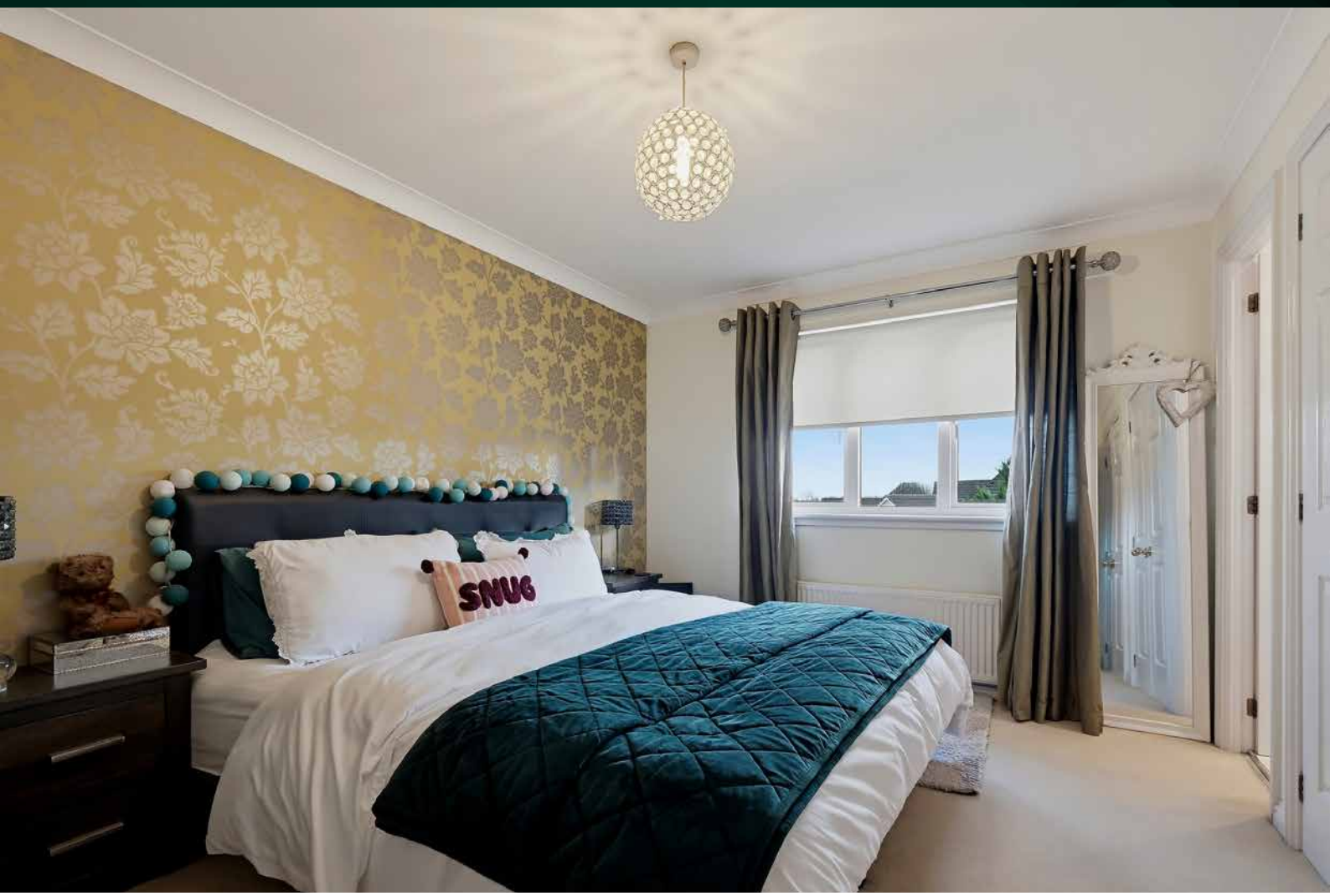
A carpeted stairway with a wooden balustrade leads to the upper landing where you have a master bedroom boasting an en-suite shower room and fitted wardrobes.

There are three further good-sized bedrooms, all of which have fitted wardrobes or a cupboard. A centrally located three-piece family bathroom with a separate shower cubicle completes the accommodation.

THE BATHROOM



BEDROOM 1



a master bedroom boasting an en-suite shower room and fitted wardrobes

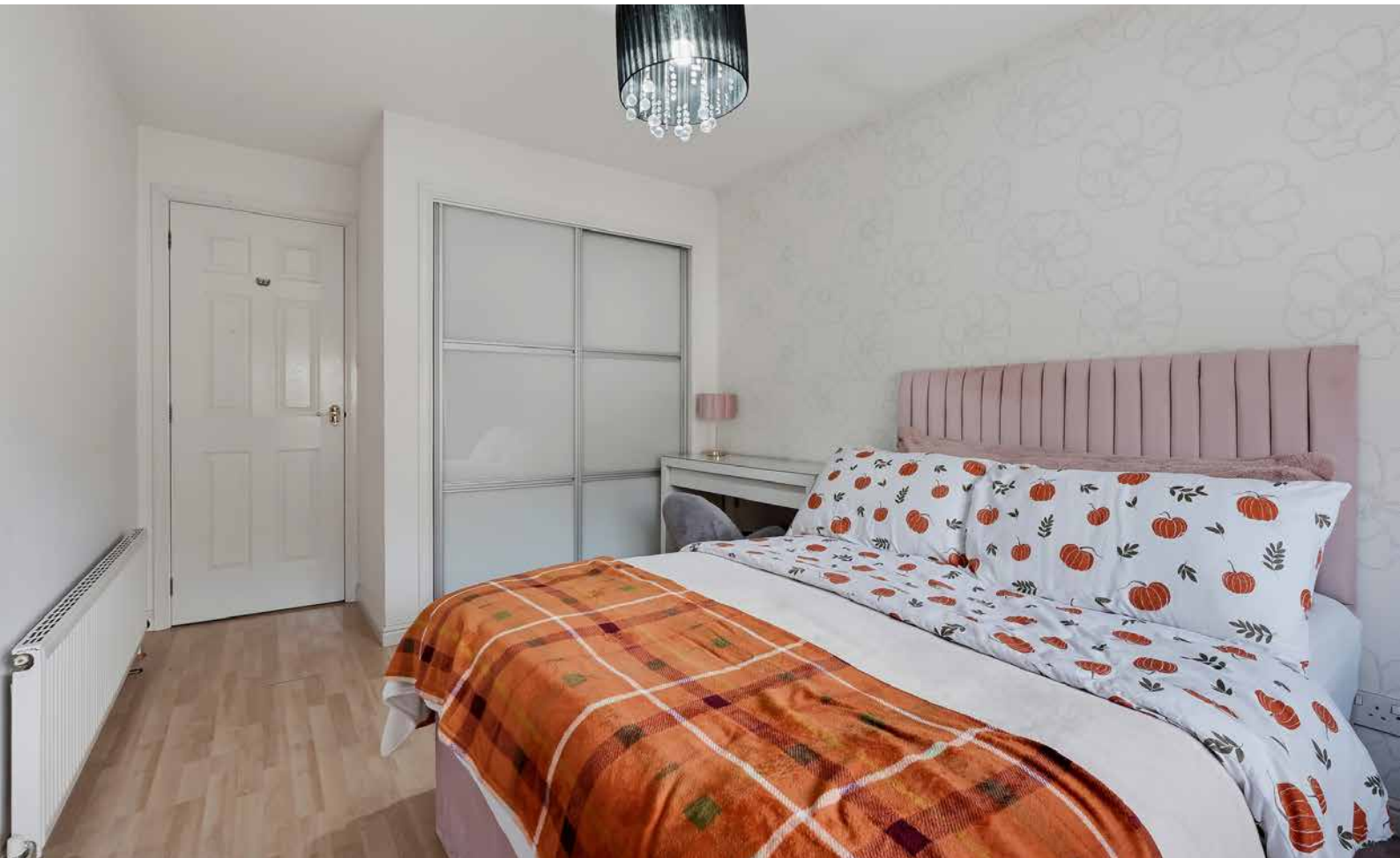




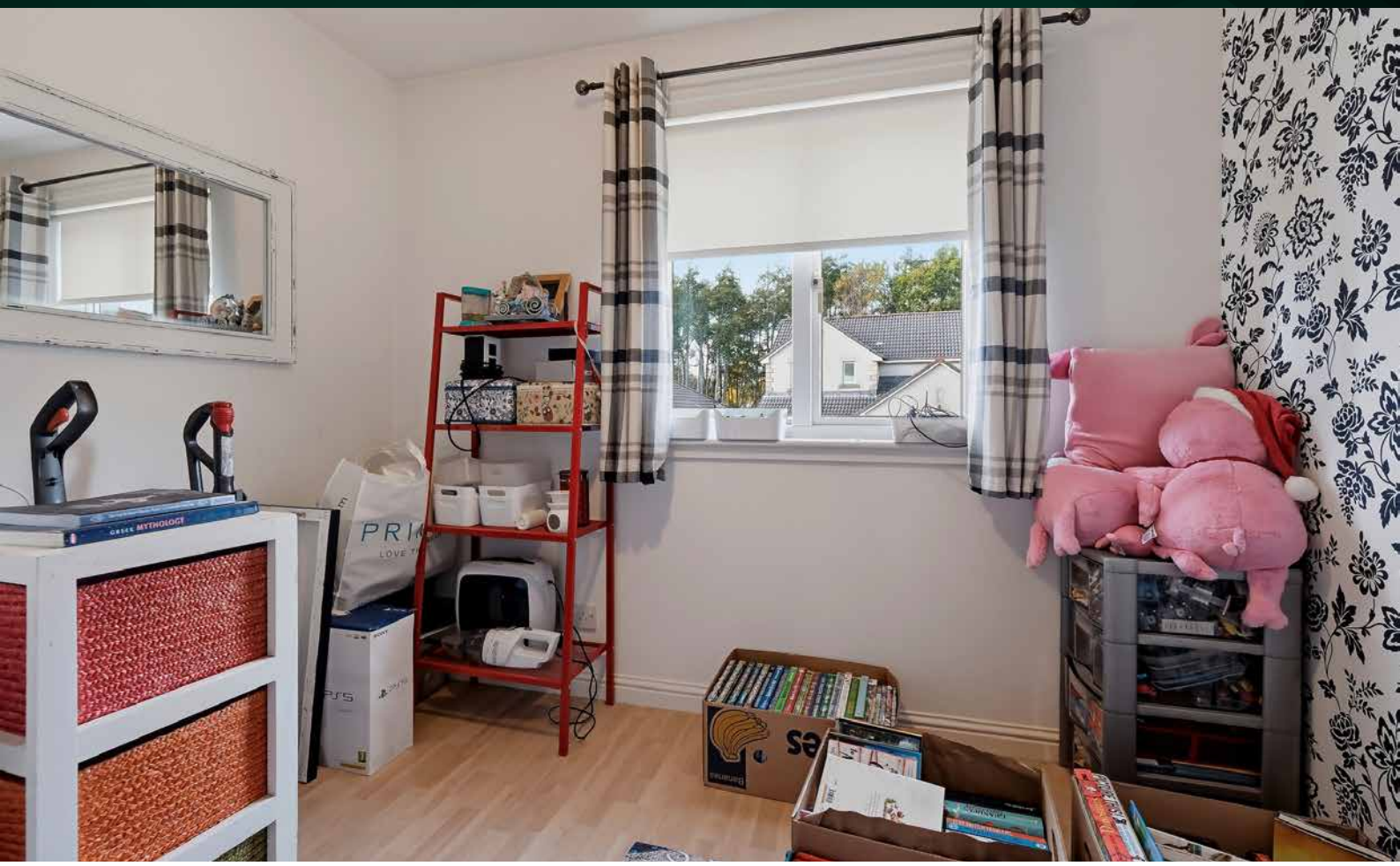


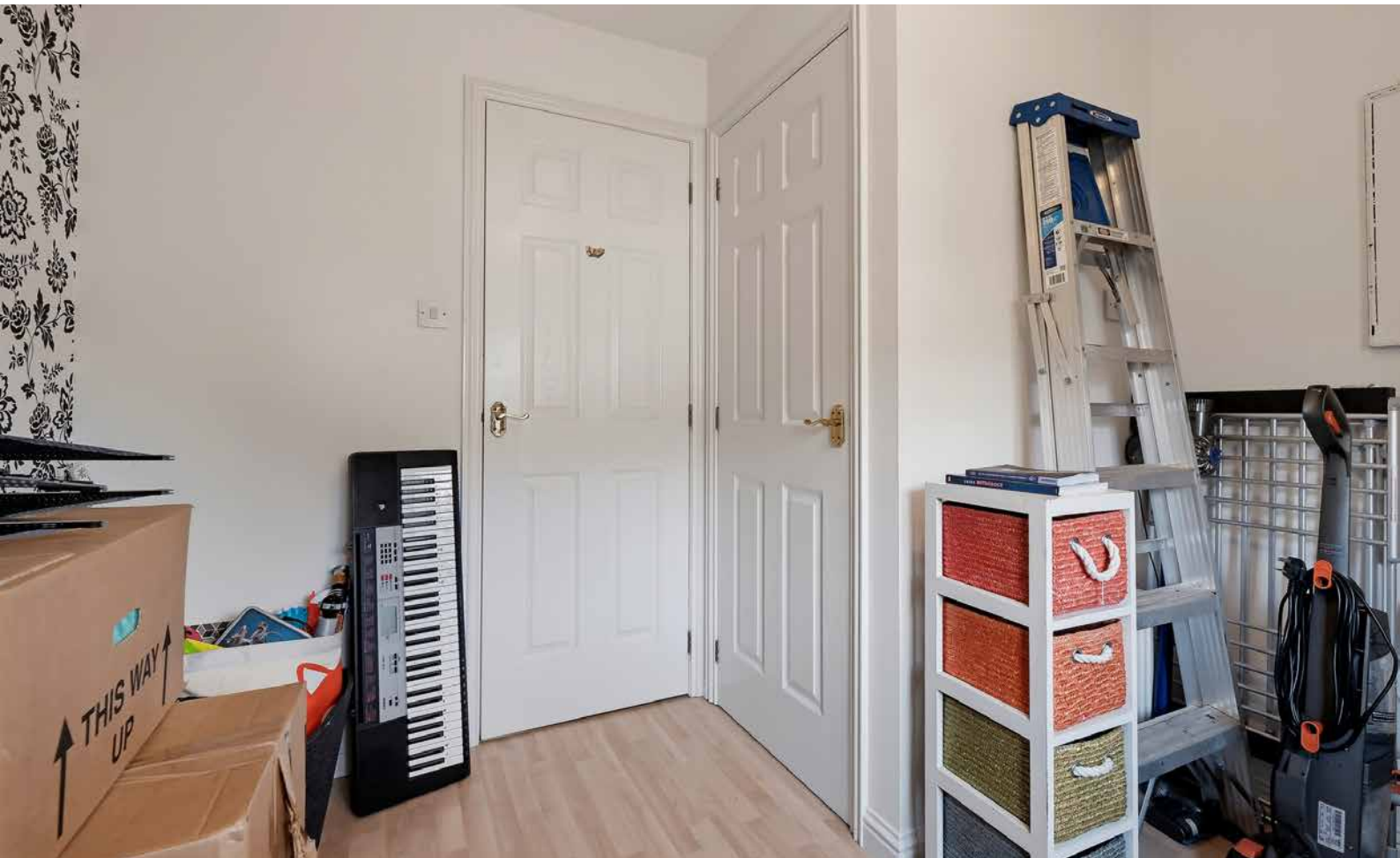
BEDROOM 2



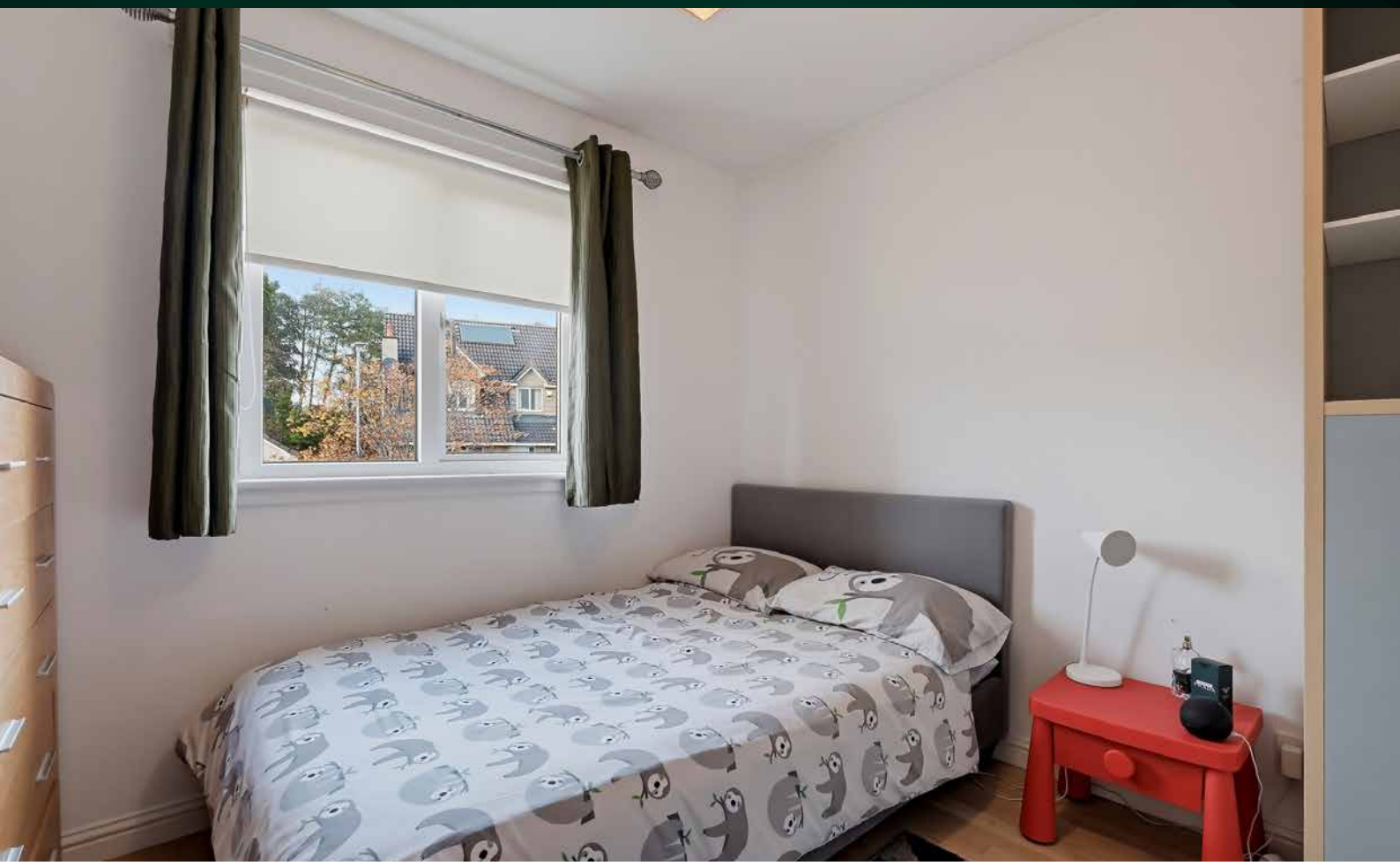


BEDROOM 3





BEDROOM 4





The front garden is laid mainly to lawn with a loc-bloc driveway which allows off-street parking for two vehicles and leads to the single garage.

The rear garden has a high perimeter fence and is fully enclosed, providing a safe and secure environment for children and pets alike. The garden, over two levels, is laid mainly to lawn, with borders containing a multitude of mature shrubs, trees and plants. A large patio area accessed from the kitchen is perfect for entertaining and some alfresco dining.

EXTERNALS



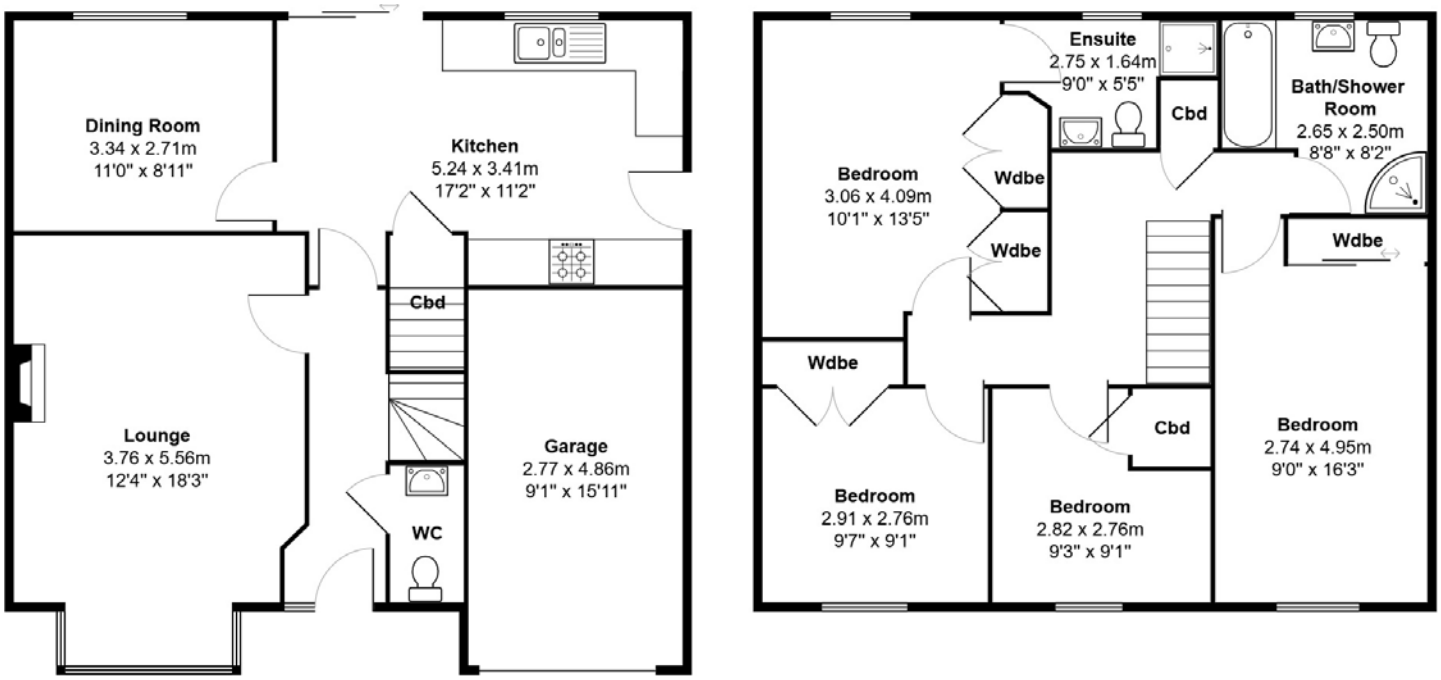








FLOOR PLAN & DIMENSIONS

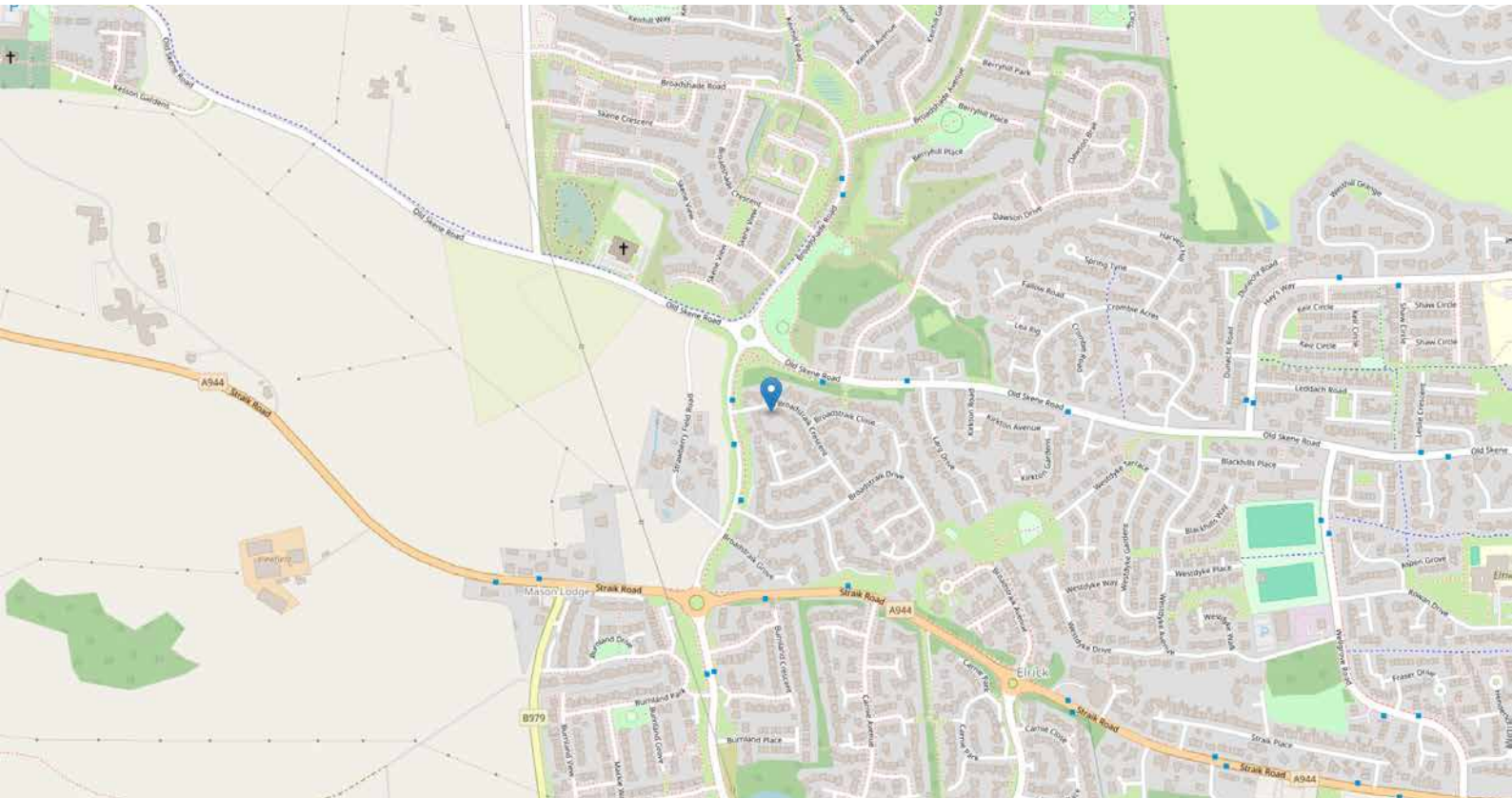


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 121m^2 | EPC Rating: C

Extras: All fitted floor coverings, some light fittings and blinds are included in the sale.

Services: Mains electricity, mains drains and water, with gas central heating.



THE LOCATION

10 Cummings Park Circle is situated in a popular, established residential area to the North West of the City Centre within easy reach of amenities and public transport. The location is ideal for Foresterhill Hospital, the main arterial routes are close by, allowing easy access to the industrial estates north and south of the city and especially Dyce and Bridge of Don. Pre-school and primary schooling are a very short walk, with secondary schooling close by.







There has recently been a multitude of developments in and around the area of Westhill. The town enjoys extensive open parks and landscaped areas, including the Arnhall Moss Nature Reserve, and a network of attractive tree-lined footpaths. It also has an enviable range of community facilities, including children's nurseries, highly regarded primary schools and top-performing secondary schools and a new NHS health centre. There are excellent shopping, dining and service facilities in and around the town, including all the major supermarkets and local shops, pubs, restaurants, and eateries.

Regular bus services run to and from Aberdeen, and to the Park & Ride and Prime Four Business Park at Kingswells. The Aberdeen Western Peripheral Route (AWPR) bypass allows quick, easy transportation to other towns and villages in the area. The city offers excellent bus and rail service, with National and International flights being provided from Dyce Airport approximately 7 miles to the North. The main East Coast Rail network operates from Aberdeen, providing a link to the central belt, the South and beyond.







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