

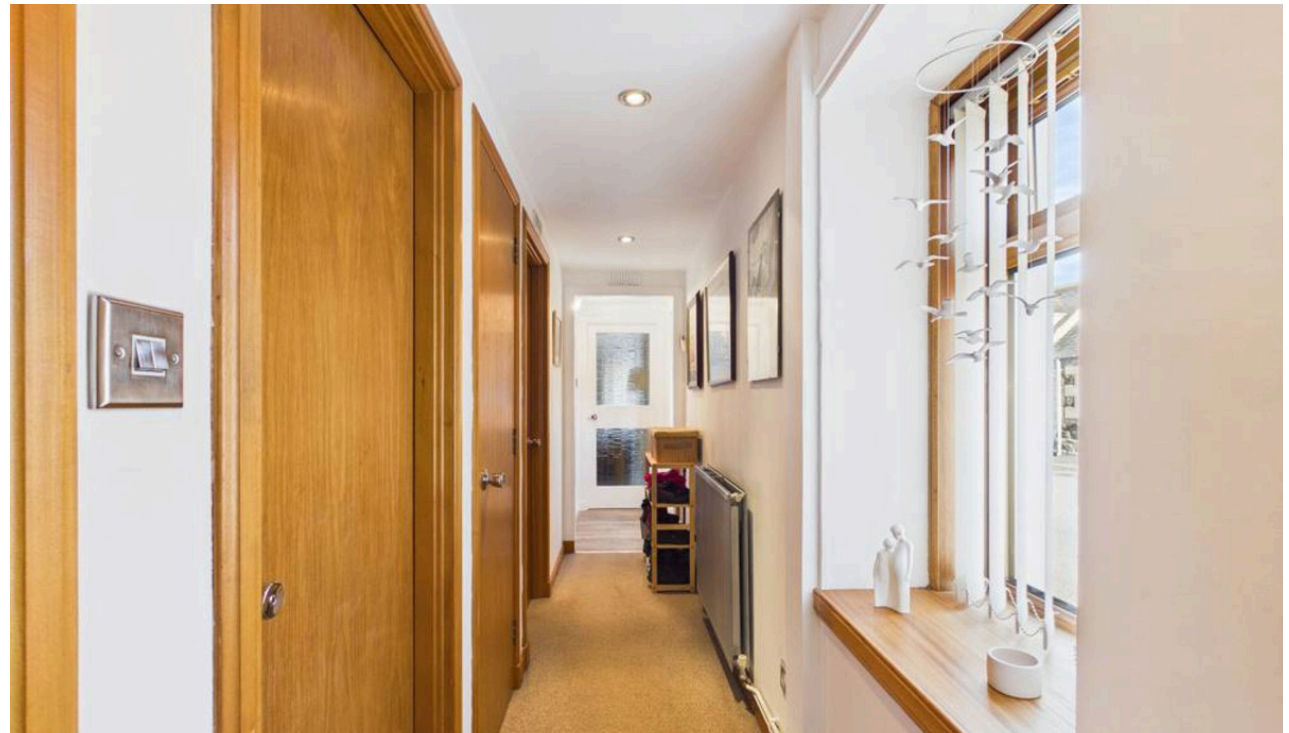
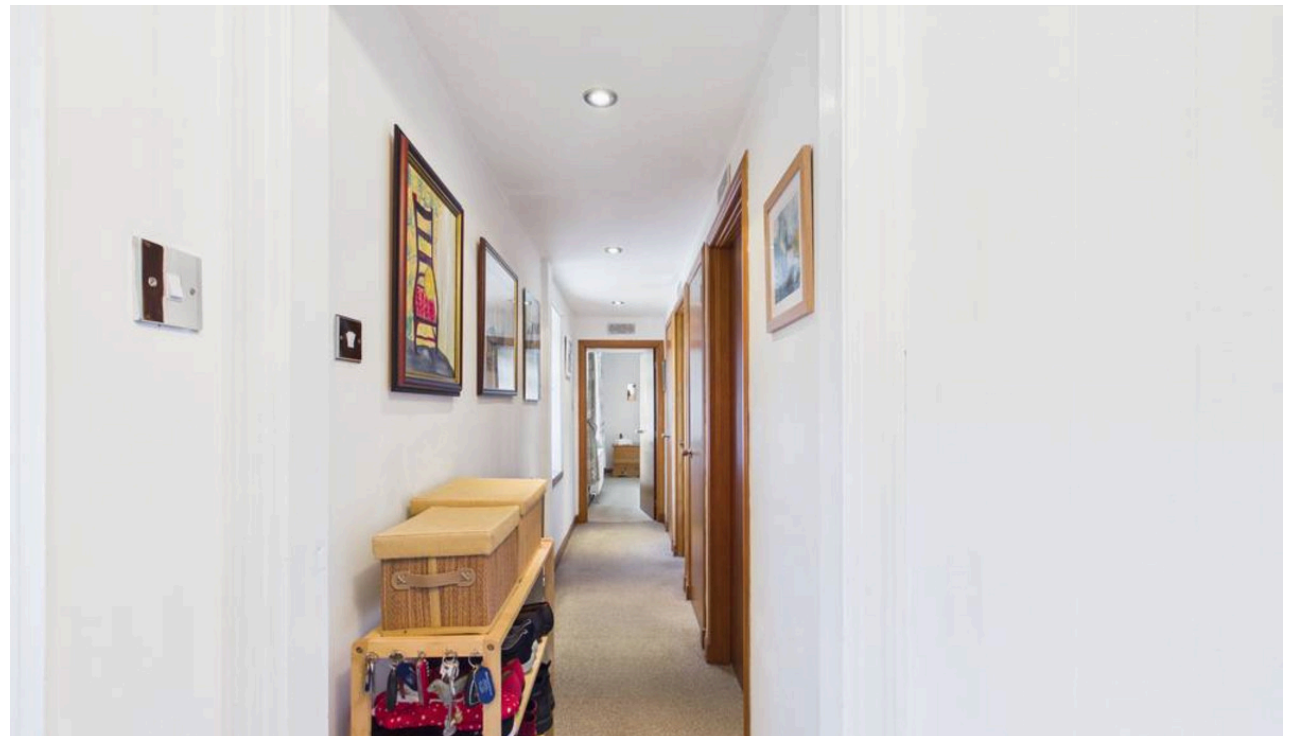


Ogilvie Street, Whitehills, AB45

Offers Over £165,000



Key Features



Exceptionally well-maintained traditional home, with all Home Report categories rated 1 — extremely rare for a property of this age. Warm, inviting lounge centred around a multi-fuel stove, creating an efficient and characterful focal point.





New Boiler Just been installed

This beautifully maintained two-bedroom semi-detached home sits within a quiet residential pocket of Whitehills and offers a rare combination of traditional build quality and exceptional modern upkeep. The property has been cared for using time-honoured methods, resulting in a standard of condition that is seldom seen in a home of this age. The Home Report reflects this, with all categories achieving a 1 — an unusually high benchmark that speaks directly to the diligence and pride of ownership throughout. Inside, the accommodation is bright, welcoming and thoughtfully presented. A warm, inviting lounge forms the heart of the home, complete with a multi-fuel stove that adds both character and efficiency. The kitchen/diner is a charming and functional space, filled with natural light and offering direct access to the courtyard, making it ideal for everyday living and relaxed mealtimes. Both bedrooms are well-proportioned, with the second currently arranged as a creative music and hobby room, demonstrating the home's versatility. The bathroom is modern, fresh and well finished, continuing the theme of careful, consistent maintenance. The layout flows well, with a bright main hall and a practical side entrance providing useful everyday access. A sheltered courtyard sits between the kitchen and Bedroom 2 — a private, low-maintenance outdoor space perfect for plants or quiet seating. Throughout the property, the presentation is clean, calm and cohesive, with neutral décor, quality finishes and a clear sense of care. This is a home that has been looked after properly, not cosmetically patched, and the result is a level of condition that



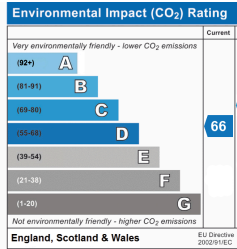
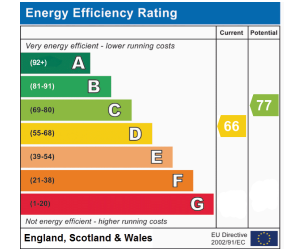


Approximate total area⁽¹⁾
87.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Tenure Type: Freehold
Council Tax Band: C
Council Authority: