

19 Burnland View

ELRICK, ABERDEENSHIRE, AB32 6AG



*PRESTIGIOUS WEST END RESIDENTIAL SUBURB
OF ABERDEEN. DETACHED SPACIOUS FOUR-
BEDROOM WITH INTEGRAL GARAGE*



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McEwan Fraser Legal are delighted to offer for sale a spacious four-bedroom detached dwelling located within the sought-after area of Westhill/Elrick, a prestigious residential suburb of Aberdeen. Number 19 Burnland View offers versatile living accommodations 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 central heating. The internal accommodation offers spacious accommodation with a welcoming entrance hallway, cloakroom, and large utility room with access to the integrated garage and cupboard.

To the rear, there is a beautifully appointed open-plan dining kitchen and family area that runs the full width of the home. The kitchen area is well equipped with an impressive range of quality base and wall-mounted units and integrated appliances.



The family/dining area has ample space for an array of living/dining furniture and has French doors allowing access to the fully enclosed rear garden and large patio area.





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



There are three further good-sized bedrooms, and a centrally located three-piece family bathroom with a shower over the bath, completes the accommodation.





Bedroom 2





Bedroom 3

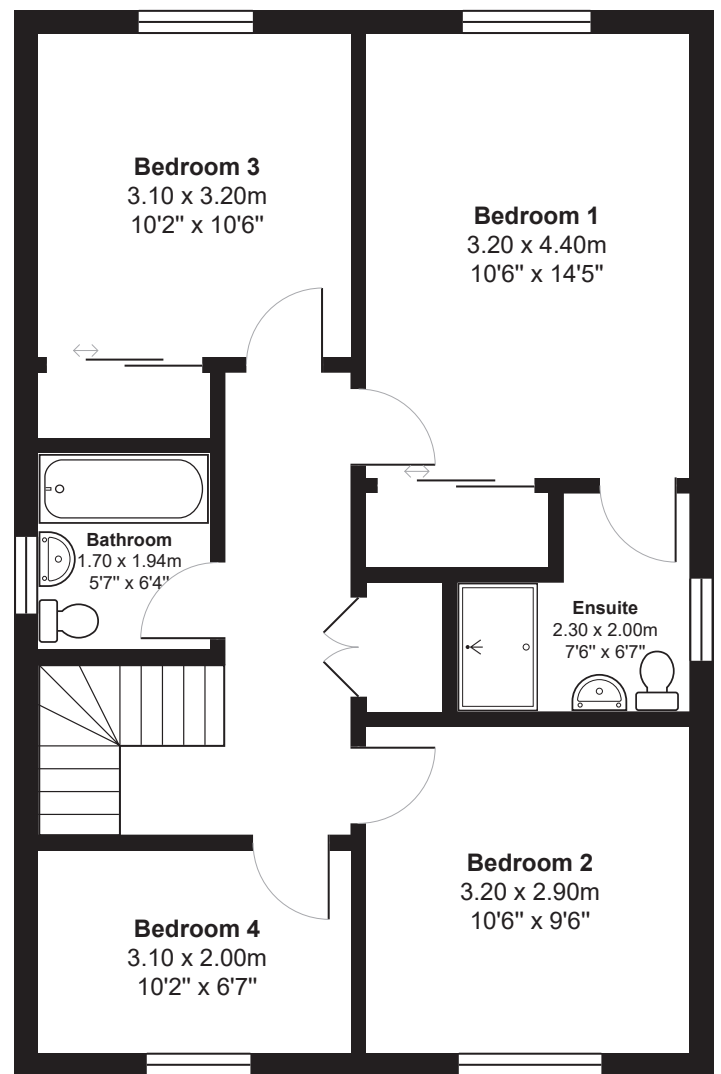
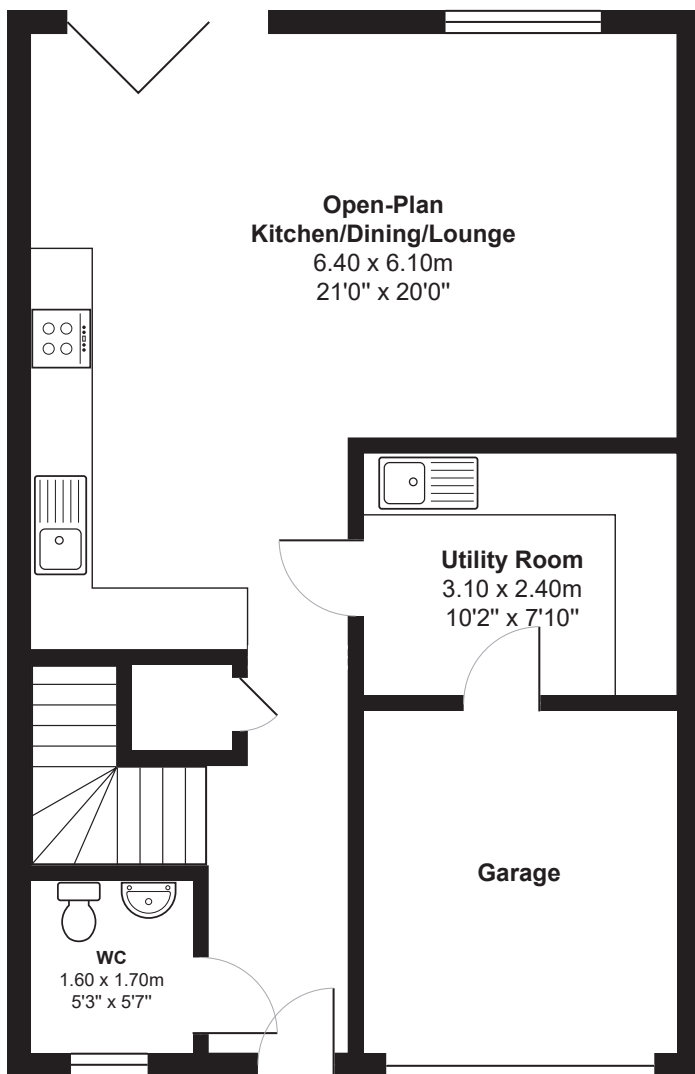




Bedroom 4







Gross internal floor area (m²): 109m²

EPC Rating: C

Floor Plan

There are low-maintenance front and rear gardens. The front garden is laid mainly to lawn with a loc-bloc driveway which allows off-street parking for two vehicles which leads to the single integral 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 is laid mainly on the lawn, enjoying the sun most of the day with a large patio area, perfect for entertaining and some alfresco dining.

The garage is accessed via an up-and-over door or the utility room and benefits from power and light. With its desirable location and accommodation viewing is an absolute must to fully appreciate all that is on offer.

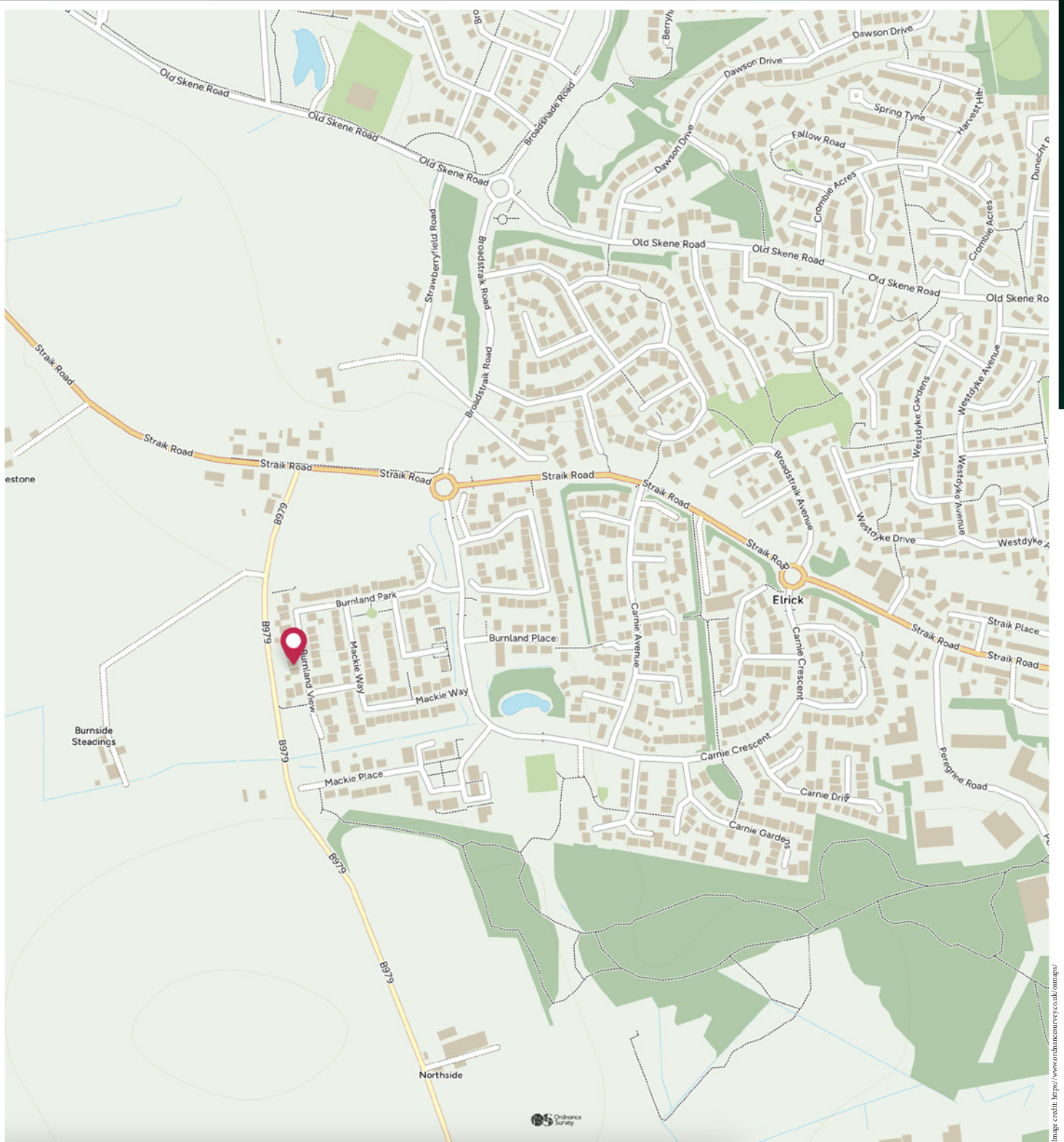




Lying approximately 6.5 miles to the West of Aberdeen, situated in a popular residential area and within easy commuting distance to Westhill Centre and Aberdeen City Centre. Known locally as the garden suburb of Aberdeen, Westhill has gradually matured into a popular and vibrant family town which offers a superb living environment. There has most 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 superstores 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 Location



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Part
Exchange
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THE SUNDAY TIMES
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