




McEwan Fraser Legal
Solicitors & Estate Agents
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66 Woodend Crescent

ABERDEEN, ABERDEENSHIRE, AB15 6YQ

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Located in an ever-popular and well-established residential area, Woodend Crescent is within easy reach of the city centre. Local amenities include shops serving everyday needs, pleasant walks at Hazlehead Park, popular golf courses, a swimming pool, and top performing primary and secondary schools. The excellent retail facilities at Westhill, which include Tesco, Costco, and Marks & Spencer outlets, and the office complexes at Kingswells and Westhill are also easily accessible. The area is well serviced by regular public transport and with Anderson Drive close by the property is ideally located for commuting to Woodend Hospital and all areas of the city and beyond.

The city centre is within two miles of the property, providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness.



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WOODEND CRESCENT

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McEwan Fraser Legal are delighted to offer this beautiful family home within a superb location.

On entering the property, you are greeted with a spacious vestibule with large cupboard, the glazed entrance doors allow an abundance of light through the main hall, with a carpeted staircase leading to the upper level. The under stair store has cleverly been adapted into a WC.

From the hall, you have direct access to the large open-plan family room with ample free-flowing space for a range of furniture styles and brightly lit by the dual aspect windows overlooking both the front and rear gardens.

As you move through the property you find the well-proportioned kitchen, which is well equipped with a full range of fitted wall and base mounted units. There is also a large pantry style cupboard and direct access to the rear garden.

The spacious first-floor landing provides access to a large storage cupboard and loft hatch.

Situated to the rear of the property you have one double bedroom, which benefits from a double built-in wardrobe with sliding doors, the second double bedroom overlooks the front garden, also has a double built-in wardrobe with sliding doors and single storage cupboard.

There is also a single bedroom, which allows flexible living accommodation for a growing family.

Finally, the bright bathroom with white three-piece suite finishes the internals of the property.

Externally the property boasts a private tarmac driveway and single garage. The front garden is laid with lawn and well-stocked flower borders; there is also a grass area to the side, which is also part of the sale.

The rear and side garden is fully enclosed with side gate and privacy hedging, perfect for children and pets and again is laid with lawn and garden shed, there is lovely paved area ideal for alfresco dining.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	9.00m (29'6") x 4.20m (13'9")
Kitchen	3.30m (10'10") x 3.10m (10'2")
WC	2.00m (6'7") x 0.90m (2'11")
Garage	4.71m (15'5") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 2.80m (9'2")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 110m² | EPC Rating: D

Extras (Included in the sale): All fitted carpets, floor coverings, blinds, curtains, lights, and light fittings.

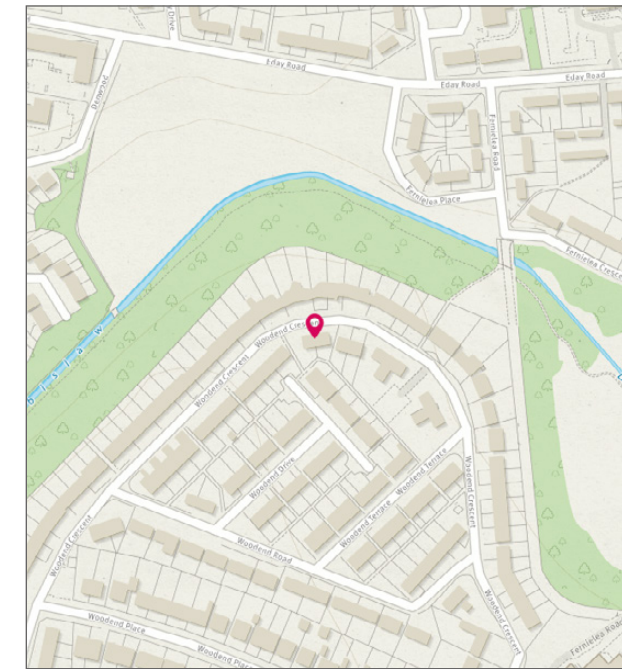


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