McEwan Fraser Legal
Solicitors & Estate Agents

4 Whiterashes

KINGSWELLS, ABERDEEN, AB15 8QE



DETACHED, SPACIOUS THREE-BEDROOM BUNGALOW IN A CUL-DE-SAC LOCATION WITH A GARAGE



01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk







McEwan Fraser Legal is delighted to offer to the market a spacious three-bedroom detached bungalow within the sought-after Kingswell, a prestigious West End residential suburb of Aberdeen. This fantastic property offers versatile living accommodation on a single level, which will appeal to a wider audience, especially elderly couples looking for single-level accommodation. The current owners, during their tenure, have continuously upgraded and maintained the property to an impeccable standard.

The internal accommodation offers spacious living space, a vestibule leading to the welcoming hall and all further accommodation. The spacious lounge is front-facing and flooded with natural light from the large bay window and features a modern fireplace with ample space for a formal dining area.

The Property





To the rear of the property is the spacious, well-appointed dining kitchen and family area, equipped with an impressive range of base and wall-mounted units, with a mixture of freestanding and integrated appliances, with the dining area and sunroom making this the heart of the property. The sunroom has patio doors leading to a large patio and a fully enclosed rear garden.













From the hallway, you have a master bedroom boasting an en-suite shower room and fitted wardrobes. There are two further good-sized bedrooms, both of which have fitted wardrobes. A centrally located four-piece modern family bathroom with a separate shower cubicle completes the accommodation.





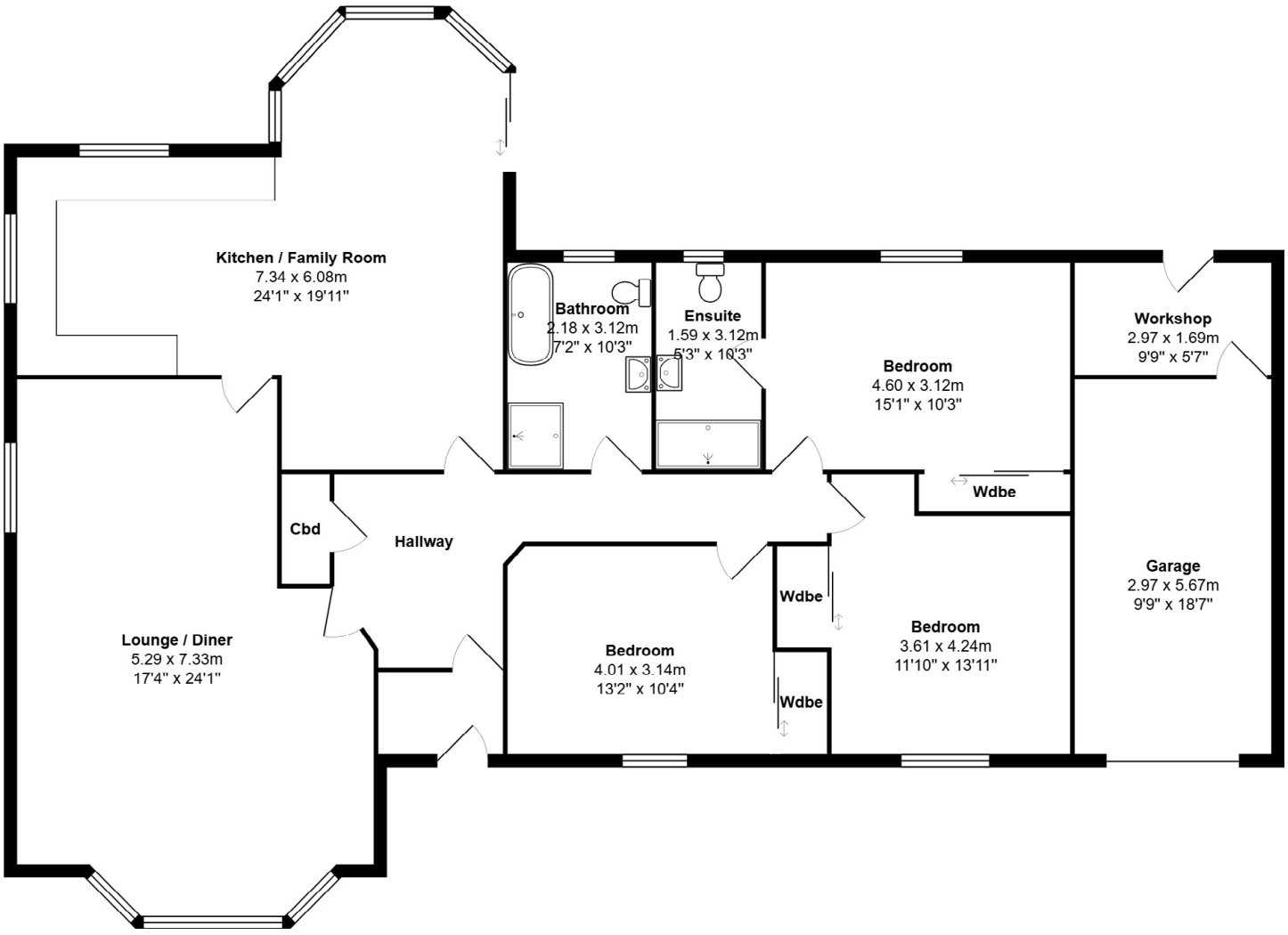

GAMING











Gross internal floor area (m^2): 137m^2

EPC Rating: C

Floor Plan



The property has been recently redecorated in a blend of neutral shades, with some recent floor coverings and carpets. The generous-sized windows allow a flow of natural light, further benefiting from double glazing and gas central heating. With its desirable location and accommodation, viewing is a must to fully appreciate all that is on offer.

The front garden has a low perimeter wall, laid mainly to lawn with sporadic planting of mature shrubs, trees and seasonal flowers, with a tarred driveway which allows off-street parking for multiple vehicles and leads to the single garage. The rear garden, with its private south-facing aspect, has a high perimeter fence accessed from a pedestrian gate at the side of the property or the sunroom. The garden is laid mainly to lawn, with borders containing a multitude of mature shrubs, trees and plants. A patio area is perfect for entertaining and some alfresco dining. A high perimeter fence adds privacy and provides a secure environment for children and pets.

The Property







4 Whiterashes, Kingswells, is approximately 6 miles West of Aberdeen, situated in a popular residential area and within easy commuting distance to Aberdeen City Centre. Kingswells has gradually matured into a popular suburb of Aberdeen, offering a superb living environment. It also has an enviable range of community facilities, including a children's nursery, a primary school and a community centre, catering for a wide range of clubs and organisations for all age groups. A small selection of local shops, including a post office, chemist and coffee shop, serves the area. A veterinary practice and a private nursery are also close by, with further options available locally at Westhill.

Regular bus services run to and from Aberdeen, and to the park and 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 4 miles to the North. The main East Coast Rail network operates from Aberdeen, providing a link to the central belt, the South and beyond.

The Location



Image credit: https://www.openstreetmap.org/

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info@mcewanfraserlegal.co.uk

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