

**7 HILLTOP GARDENS,
WESTHILL
AB32 6PN**



**THIS FIVE BED DETACHED FAMILY HOME IS SITUATED IN A
POPULAR, ESTABLISHED DEVELOPMENT BY CALA HOMES, ONE
OF BRITAIN'S FOREMOST DEVELOPERS**

Accommodation:- Ground Floor – Reception Hall, Cloakroom, Lounge, Dining Room, fitted Dining Kitchen with various integrated appliances, Utility Room and Study. First Floor – Hall with walk-in store, Master Bedroom with en suite Shower Room, Four further Double Bedrooms and Bathroom with white suite and separate shower. Carpets and other floor finishes, curtains, blinds and light fittings included. Gas Central Heating. Double Glazing. Tared Driveway. Integral Double Garage. Gardens to front, side and rear. Shed.

OFFERS OVER £390,000

VIEWING BY APPOINTMENT TELEPHONE 07818 516031 OR BY ARRANGEMENT WITH
SELLING AGENTS

DESCRIPTION

Situated in a popular, established development by Cala Homes, one of Britain's foremost developers, this DETACHED VILLA provides well proportioned, adaptable family accommodation. Occupying a corner site the property has Gas Central Heating, Double Glazing, a fitted Dining Kitchen with various integrated and free-standing appliances all of which are to be included and a recently upgraded Shower Room en suite to the Master Bedroom. In addition, the carpets, curtains, blinds and light fitments are all to be included in the price.

Westhill is a popular suburb of Aberdeen which is linked to the City by a good commuter road, with the area being well served by an excellent range of shopping facilities, Primary and Secondary Schools and public transport facilities. Local recreational facilities include an eighteen hole golf course, community swimming pool and the Peter Nicol Squash Centre. The location is particularly convenient for the Airport and the oil-related offices at Westhill and Dyce.

DIRECTIONS

Travelling west on the A944 (Aberdeen-Alford road) on reaching Westhill turn right into Westhill Drive; continue to the top of the hill and turn right into Hilltop Drive and first right into Hilltop Gardens. No 7 is on the left hand side.

THE ACCOMMODATION, ON TWO FLOORS, COMPRISES:-

GROUND FLOOR

HALL:



16'10" at longest x 10'11" approx. Spacious Reception Hallway with hardwood exterior door and adjacent glazed sidescreen, stair to upper floor with hardwood handrail and spindles and open storage area under stair, electric bell, smoke alarm, two matching light fitments, double storage/cloak cupboard, glazed panel doors to lounge, dining room and kitchen.

CLOAKROOM/

CLOAKROOM:

Tiled Cloakroom with white w.c. and w.h.b., wall mirror and tiled floor.

LOUNGE:



22'6" x 12'2" approx. Nicely proportioned bright airy Lounge with a focal point being the marble fireplace and hearth with Mahogany surround with fitted Living Flame coal-effect gas fire, large window to front and patio doors opening to rear garden, brass curtain poles, television point, telephone point and two matching light fittings.

DINING ROOM:



13'1" x 10'8" approx. Dining Room with direct access to kitchen and pleasant outlook over rear garden.

KITCHEN/

KITCHEN:



13'11" x 10'8" approx. Spacious Kitchen with an extensive range of base and wall units with medium Oak doors and trim with bronze handles and co-ordinating tiled work surfaces with matching tiled splashback, asterite sink and drainer with mixer tap, integrated **Four Ring Gas Hob** with **Extractor** above set into feature canopy, two wall units with glazed doors suitable for display purposes, integrated **Double Oven**, integrated **Dishwasher** with matching door panel, fittings for plumbing in automatic washing machine and **AMPLE SPACE FOR DINING**. **Note** – The **Hoover Fridge/Freezer** is to be included in the price.

UTILITY ROOM:

8'2" x 5' approx. Utility Room with base units, ample worktop space, stainless steel sink unit, fittings for plumbing in automatic washing machine, space for tumble dryer below work surface, clothes pulley, vinyl flooring and exterior door opening to side. **Note** – The **Hotpoint Tumble Dryer** and **Phillips Whirlpool Automatic Washing Machine** are both to be included in the price.

STUDY/FAMILY/ TV ROOM:

10'6" x 6'10" approx. Study/Family/TV Room to front with central light fitment.

FIRST FLOOR

HALL:

15'8" x 10'10" approx. Spacious Hall with airing/linen cupboard, access hatch to loft and deep walk-in store.

MASTER BEDROOM/

MASTER BEDROOM:

Master Bedroom with en suite Shower Room



15'6" x 11'7" approx. Double Bedroom to front with two double fitted wardrobes each with shelves and hanging space, curtain pole.



12'8" at longest x 5'3" approx. Part tiled upgraded Shower Room with cisternless w.c. and w.h.b. set into bathroom furniture providing toiletry storage and display areas with large mirror above w.h.b., seven downlighters one incorporating extractor fan, matching shower tray set into a shower area with Aqua panelled splashbacks and fitted Mira electric shower, matching ceramic floor tiles, roller blind.

BEDROOM/

BEDROOM:



10'10" x 8' approx. Double Bedroom to rear with spotlight, book/display shelves.

BATHROOM:



9'10" x 7'3" approx. Family Bathroom with four piece white suite with w.c. and w.h.b. set into bathroom furniture providing toiletry storage and display areas, oval bath and corner shower tray set into a tiled shower area with fitted electric shower and sliding shower door and screen, wall mirror, roller blind, slate-effect ceramic floor tiles.

BEDROOM/

BEDROOM:



11'9" x 9'8" approx. Double Bedroom to front with double fitted wardrobe with shelf and hanging space, wall mirror, curtain pole.

BEDROOM:



14' at longest x 11'9" approx. Double Bedroom to rear with double fitted wardrobe, shelf and hanging space, curtain pole.

BEDROOM:



10'10" x 7'5" approx. Double Bedroom to rear with curtain pole.

BOXROOM/STORE/

- BOXROOM/STORE:** 6'11" x 4'10" approx. Boxroom/Store with central light fitment.
- GENERAL:** The carpets and other floor finishes, curtains, blinds and light fitments are all to be included in the price.
- LOFT:** Insulated and part floored Loft.
- GARAGE:** Integral Double Garage with up and over door, light, power and work/storage area to rear.
- OUTSIDE**
- FRONT GARDEN:** Garden to front laid out in granite chip for easy maintenance with area with heathers and shrubs.
- DRIVE:** Tarred Drive.
- REAR GARDEN:**



The enclosed Rear Garden is well screened and enjoys a high degree of privacy and is laid out with paved patio, lawn, rotary clothes dryer, external floodlight and garden shed.

ABH/AA

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