




McEwan Fraser Legal

Solicitors & Estate Agents

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24 Aspen Grove

WESTHILL, ABERDEENSHIRE, AB32 6QE

LOCATION IMAGES:
Discovery Trail
Local Park
Nature Reserve



WESTHILL

Aberdeenshire



Westhill is one of the most popular suburbs in Aberdeen, which is only around a ten-minute drive from the city centre. Westhill offers a brilliant array of amenities and shops. There are highly regarded primary and secondary schools and a range of pubs and restaurants, along with a dentist, doctor surgery, library, sports centre, swimming pool and 18 hole golf course.

It is an excellent commuter area with regular bus service links the town to Aberdeen. Westhill is also well placed for easy access to the business parks in Westhill, Kingswells and Dyce. The Aberdeen Western Peripheral Route also provides easy access from Westhill to both north and south of the City.

24 ASPEN GROVE

Westhill

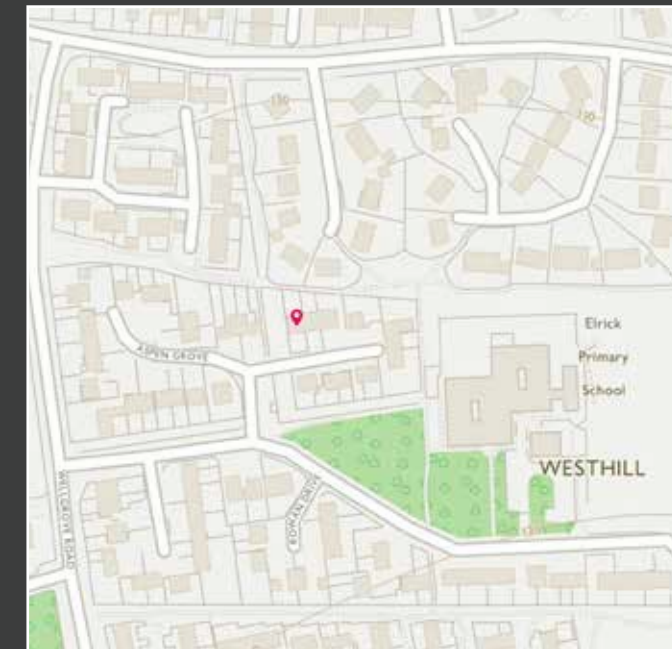
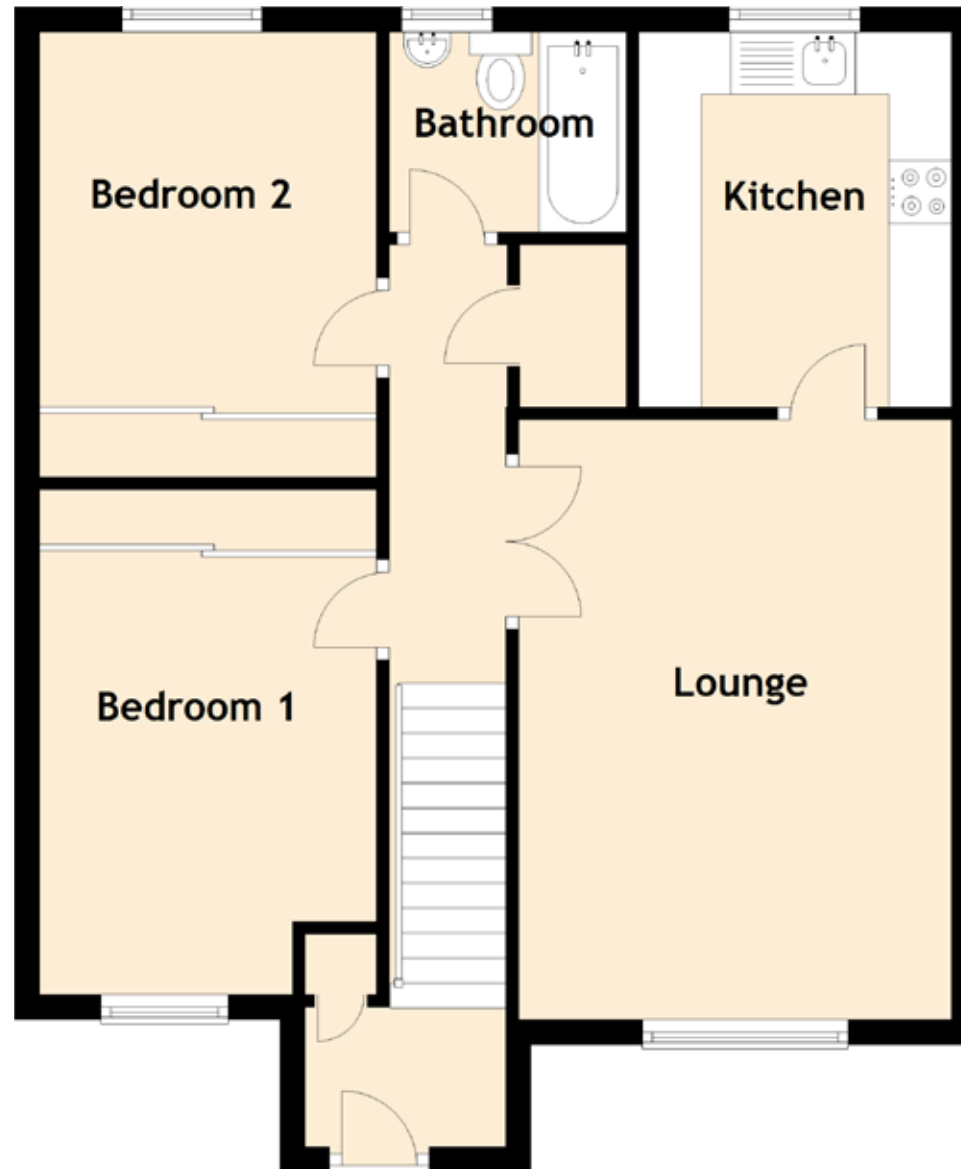
McEwan Fraser Legal is delighted to present this two-bedroom flat in Westhill. The property is in walk-in condition with the current owner doing a huge amount of work in the years they have owned the property including newly fitted kitchen and hive heating system installed. The location is one of the most sought after in Aberdeen with brilliant local schooling as well as excellent bus routes into the city centre. This is the quiet life on the outskirts of the city but still with easy access when it's needed.

The property comprises of:

- Recently installed modern kitchen
- Spacious living area
- Hive heating controls installed
- Two good size bedrooms
- Driveway parking for two cars
- Garage which also offers access to the private rear garden

This is a rare opportunity to acquire a flat in a quiet residential location with the added benefits of the garage, garden and a private entrance.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	3.00m (9'10") x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 2.70m (8'10")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 59m²
EPC Rating: C

BEDROOMS & BATHROOM





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**Part
Exchange
Available**

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Text and description
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