



2F Mackie Place, Elrick,  
Westhill, AB32 6AP

Offers Over £155,000

**peterkins**



2F Mackie Place,  
Skene, Westhill,  
AB32 6AP

Offers Over £155,000

- Executive First Floor Apartment
- Spacious Living Room
- Dining Kitchen
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Landscaped Communal Garden Grounds
- Allocated & Visitors' Parking Spaces

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Ref: 47626/1  
EPC: Band C  
Council Tax: Band C  
Tenure: Ownership

**Description:**

We are delighted to offer for sale this executive **two-bedroom first floor apartment** which forms part of a modern development within the popular suburb of Elrick. This "ready to move into" property is ideal for first-time buyers, young couples/families, or as an investment providing a superb letting opportunity. The bright and airy apartment is presented in good condition and comprises of: Welcoming entrance hallway with great storage; spacious living room; well-equipped dining kitchen with "French" doors opening out to a "Juliette" balcony; master bedroom with en-suite shower room with built-in wardrobes and "French" doors opening out to a "Juliette" balcony; further double bedroom with built-in wardrobes; attractive bathroom with an over bath shower. Outside there are landscaped communal garden grounds and an allocated car park space together with visitor's parking which are maintained by the Factor for the development. The property benefits from a security entry system, gas central heating and double glazing. The fitted flooring, integrated white goods, light fittings, blinds and curtains will be included in the sale. **Note:** The furniture and furnishing may also be purchased by separate negotiation.

**Location:**

Elrick is an expanding residential suburb on the outskirts of Westhill, Aberdeen's garden suburb. Elrick provides easy commuting to Aberdeen and the business locations across the city, as well as the airport and industrial and business sites at Dyce and Kingswells. Westhill provides a wealth of amenities including excellent shops, notable schools, leisure and recreational amenities for all ages, and good health facilities.

**Directions:**

Travelling on the A944 continue straight ahead at the Westhill roundabout. At the next roundabout within Elrick continue ahead and leave the following roundabout at the first exit onto Carnie Crescent. Continue along and take the third right onto Mackie Place. Number 2F is situated within the first block on the right as indicated by our "For Sale" sign.

**Entrance:**

The well-maintained communal hallway is accessed via a security entry system and has a staircase leading to all floors.

**Hallway:**

Welcoming "L" shaped hallway; built-in cupboard housing the electric meter; further built-in storage cupboard; wall mounted door entry handset and central heating thermostat; radiator; smoke detector; ceiling cornice; downlighters; fitted carpet.

**Living Room: 13'11 x 11'9 (4.25m x 3.59m) approx.**

Spacious living room with double window to the front of the apartment which provides a lovely open outlook; radiator; smoke detector; ceiling cornice; fitted carpet.

**Dining Kitchen: 11'11 x 8'5 (3.63m x 2.56m) approx.**

The well-equipped dining kitchen is fitted with a good range of white high gloss base and wall mounted cabinets linked by wood effect work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; built-in oven; integrated dishwasher and washer/dryer; wall cabinet housing the central heating boiler; "French" doors to the front of the property opening out to a "Juliette" balcony; radiator; heat and CO detectors; downlighters; vinyl flooring.



#### Master Bedroom: 12'6 x 9'5 (3.82m x 2.88m) approx.

The generous master bedroom is positioned to the rear of the apartment and features "French" doors fitted with "Perfect Fit" blinds which open out to a "Juliette" balcony; two built-in wardrobes providing excellent hanging and storage space; radiator; ceiling cornice; pendant light fitting; fitted carpet; door leading to the en-suite shower room.

#### En-Suite Shower Room:

Stylish en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wall hung wash hand basin and a shower enclosure complete with an electric shower; large wall mounted mirror; shaver point; wall mounted medicine cabinet; chrome ladder style radiator; extractor fan; downlighters; luxury vinyl floor tiles.

#### Bedroom 2: 8'11 x 8'10 (2.71m x 2.68m) approx.

Good sized second double bedroom with a rear aspect; double window fitted with "Perfect Fit" blinds; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

#### Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wall hung wash hand basin and bath complete with an overhead electric shower; large wall mounted mirror; shaver point; chrome ladder style radiator; extractor fan; downlighters; tiled floor.

#### Outside/Parking:

The property is set within beautifully landscaped grounds which are maintained by the Factor for the development. There is also one allocated car parking space within the resident's car park together with additional visitors' parking.

**Note:** The gas meter is located externally.



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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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