

**FOR SALE**



**Broadshade Crescent, Aberdeen**

**2 Bedrooms, 1 Bathroom, 1 WC Semi-Detached House**

**£TBC**

**MARTIN&CO**



- Video walk-through - Click on link above
- Ideal Family Home
- Ideal First Time Buyer Opportunity
- Gas Central Heating
- Double Glazing
- Local amenities nearby
- Excellent Transport Links

Beautiful Broadshade Crescent situated within the highly sought-after residential area of Westhill, offers an exceptional opportunity to acquire a superbly positioned family home within a peaceful and well-established neighbourhood. Renowned for its excellent community atmosphere, outstanding schooling and convenient commuter links to Aberdeen, Westhill continues to be one of the most desirable suburban locations in the north-east.

The property enjoys close proximity to an excellent range of local amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities, together with the popular Westhill Shopping Centre and nearby golf courses, parks and scenic countryside walks. Families are particularly well catered for with highly regarded primary and secondary schooling available within the catchment area, while regular public transport services and easy access to the AWPR provide straightforward commuting to Aberdeen city centre, Aberdeen International Airport and surrounding business hubs.

Combining a quiet residential setting with outstanding convenience, this attractive home is ideally suited to modern family living and offers purchasers the perfect balance of suburban tranquillity and city accessibility.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**KITCHEN** This contemporary kitchen is thoughtfully designed to maximise both style and functionality. Featuring a range of sleek, high-gloss wall and base units in a striking deep plum finish, the space offers ample storage while creating a modern, sophisticated aesthetic. Complementary light work surfaces provide a practical and attractive contrast, enhancing the overall sense of space. The layout is efficiently arranged to support everyday living, with integrated cooking facilities and dedicated space for freestanding appliances. Ideal for both day-to-day use and entertaining, this kitchen combines clean lines, modern finishes, and practical design, making it a standout feature of the home.

**LIVING ROOM** This bright and spacious living room offers a welcoming and versatile environment, ideal for both relaxation and entertaining. Flooded with natural light from the large window and glazed patio doors, the space feels airy and open, while providing seamless access to the garden-perfect for indoor-outdoor living during the warmer months. Finished in a neutral décor with light walls and attractive wood-effect flooring, the room provides a contemporary yet comfortable setting that can easily be styled to suit a variety of tastes. Overall, this is a well-presented and inviting reception room, perfectly suited to modern family living.

**BATHROOM** This well-presented bathroom is finished in a clean, contemporary style, offering a bright and practical space. The suite comprises a modern pedestal wash hand basin and WC, complemented by neutral wall finishes that enhance the sense of light and openness. The layout is both functional and easy to maintain, making it ideal for everyday use. Overall, this is a neatly appointed bathroom, perfectly suited to modern living.

#### WC

A neatly presented and functional ground floor WC, fitted with a modern low-level toilet and a compact wall-mounted wash hand basin. The space is enhanced by a frosted window, allowing for natural light while



maintaining privacy, and is finished in a clean, neutral style. Ideal for everyday convenience, this practical addition is well-suited for both residents and guests.

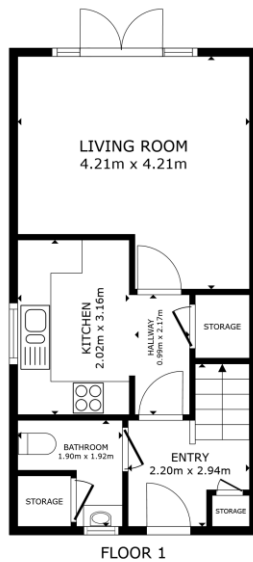
#### 1<sup>st</sup> Floor

**STORAGE** A useful and well-positioned storage cupboard located off the first-floor landing, providing valuable additional space for household essentials. Ideal for linen, towels, or general storage, this practical feature helps keep the home organised and clutter-free.

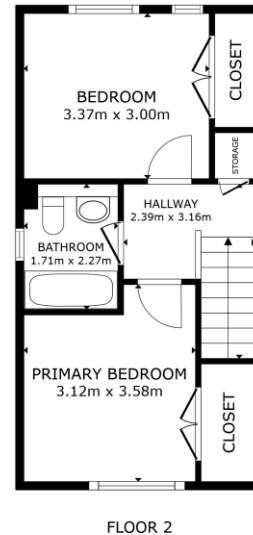
**BEDROOM ONE** This well-presented bedroom offers a bright and airy space, enhanced by neutral décor and an abundance of natural light from the windows. The room provides ample space for freestanding furniture, making it both practical and versatile for a range of buyers. A key feature is the double built-in cupboard wardrobe, fitted with attractive wooden doors, offering excellent storage while maintaining a clean and uncluttered feel. Perfect as a main bedroom or generous guest room, this space combines comfort, functionality, and understated style.

**BEDROOM TWO** A well-proportioned and tastefully presented bedroom, offering a bright and inviting atmosphere. The room benefits from a large window that allows for an abundance of natural light, complemented by neutral décor and a striking feature wall that adds character and style. Practicality is well catered for with built-in double cupboard wardrobes, providing ample storage while maintaining a clean and uncluttered look. This comfortable space is ideal as a main bedroom, guest room, or versatile home office.

**GARDEN** A well-maintained and generously sized rear garden, offering an excellent outdoor space for both relaxation and entertaining. The standout feature is a large decking area, perfect for al fresco dining, social gatherings, or simply enjoying the warmer months. The remainder of the garden provides ample space for a variety of uses, whether as a family-friendly lawn, play area, or further landscaping potential.



GROSS INTERNAL AREA  
 FLOOR 1 35.8 m<sup>2</sup> FLOOR 2 35.8 m<sup>2</sup>  
 TOTAL : 71.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## Aberdeen

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