



DETACHED DWELLINGHOUSE

17 AUCHLEE WYND
HILLSIDE, PORTLETHEN
AB12 4AB

HALL

LOUNGE

DINING ROOM

FAMILY ROOM, KITCHEN

UTILITY ROOM & CLOAKROOM

MASTER BEDROOM EN-SUITE

GUEST BEDROOM EN-SUITE

THREE FURTHER BEDROOMS

BATHROOM

GCH/UPVC DG

FRONT & REAR GARDENS

DOUBLE INTEGRAL GARAGE



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£389,000

DESCRIPTION

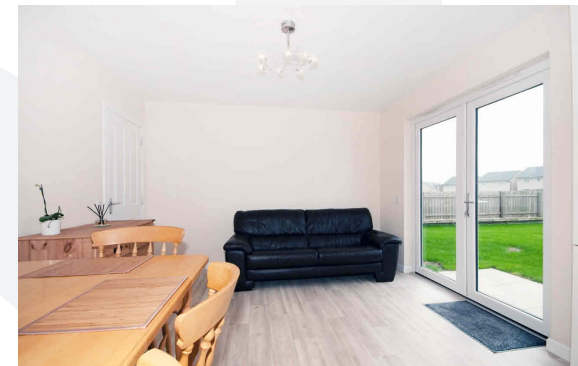
We are delighted to offer for sale this spacious FIVE BEDROOMED DETACHED DWELLINGHOUSE built by Stewart Milne Homes to their 'Melton' specification. Presented to the market in excellent order throughout, the home is set out over two floors and provides an excellent level of accommodation, perfect for the growing family. Featuring neutral decor complemented by laminate wood flooring in the living areas, and with the comforts of gas central heating and upvc double glazing, the home boasts quality fitted kitchen and bathrooms, and has good storage facilities throughout. The inviting hallway leads to an attractive lounge with box bay window, a formal dining room which would also make an additional bedroom, handy cloakroom, and an open plan family room/dining kitchen with utility room on the ground floor. Upstairs, there is a master bedroom en-suite, guest bedroom en-suite, three further double bedrooms and family bathroom.

All fitted floor coverings, light fittings, curtains and blinds and domestic appliances as detailed are to be included in the sale.

The property occupies a sizeable plot with the gardens laid to lawn, and a lockblock driveway provides off-street parking and leads to an integral double garage. Viewing is essential to appreciate the proportions and features in this most desirable family home.

LOCALITY

Hillside is a relatively new suburb close to the popular village of Portlethen to the south of Aberdeen. Portlethen itself boasts a retail park including Asda Superstore and a Homebase DIY store, with a further shopping precinct providing additional retail facilities. There are also primary and secondary schools within the village. The Industrial/Business Estates at Altens and Tullos are within easy access via the A90 dual carriageway, as is Aberdeen City itself.



HALL

Hardwood entrance door with leaded glass panels leads to an inviting hallway which gives access to all downstairs rooms and has stairs to the upper floor; understair storage cupboard housing electricity meter and fuse box; radiator.

LOUNGE

17'9 x 11'6 approx

An attractive, bright and airy room with box bay window overlooking the front of the property; T.V aerial socket with Sky connection; telephone point; radiator.

DINING ROOM

10'9 x 9'3 approx

With rear aspect, this formal dining room would also be ideal as an additional bedroom; radiator.

CLOAKROOM

Fitted with a wall hung vanity wash hand basin and w.c.; built-in cloaks cupboard; window to side; laminate wood floor; radiator.

FAMILY ROOM/DINING KITCHEN

24'1 x 11'5 approx

A spacious open plan living area much demanded by today's young family, the family area has French doors to the rear garden.

The stylish kitchen is fitted with a comprehensive range of cream wall and base cabinets complete with woodblock work surfaces and stainless steel 1.5 bowl sink and drainer; vinyl flooring; space for family dining; built-in electric oven, combination microwave oven, gas hob and chimney style extractor hood, integrated dishwasher and fridge/freezer; radiator.

UTILITY ROOM

7'7 x 3'11 approx

Handy utility area fitted with base units and sink; plumbed for automatic washing machine and space for tumble dryer; window to side; door to garage; vinyl flooring; extractor fan.

UPPER FLOOR

Stairs lead to a galleried landing which features a study area and built-in linen cupboard; hatch to storage loft; radiator.

MASTER BEDROOM

14'4 x 9'11 approx

An attractive main bedroom with front aspect; two 'tilt and turn' windows open out to a 'juliette' balcony; 2 x double wardrobes with mirror fronted sliding doors; T.V. aerial socket and telephone point; radiator.

EN-SUITE

Fitted with a white suite comprising double length shower enclosure comprising mains shower and glazed doors; panelled bath; 'his 'n her' vanity wash hand basins and concealed cistern w.c. set in 'walnut' storage units; ceramic splashback tiling; vinyl flooring; shaver socket; extractor fan and radiator.

GUEST BEDROOM

10'7 x 10'1 approx

Overlooking the rear of the property, this double bedroom has a fitted double wardrobe with mirror fronted sliding doors; radiator.

EN-SUITE

Fully tiled shower enclosure with mains shower, pedestal wash hand basin and w.c.; ceramic splashback tiling; opaque glazed window to side; extractor fan; radiator.

DOUBLE BEDROOM

12'11 x 11'6 approx

With three windows overlooking the front, this double bedroom has ample space for free-standing furniture; radiator.

DOUBLE BEDROOM

11'6 x 11'5 approx

With rear aspect and fitted with double wardrobe incorporating mirror fronted sliding doors, shelf and hanging rail; radiator.

DOUBLE BEDROOM

10'9 x 6'9 approx

Ideal child's bedroom situated to the rear; radiator.

BATHROOM

Fitted with a panelled bath and vanity wash hand basin and concealed cistern w.c. set in a range of 'walnut' storage units; laminate wood floor; built-in storage cupboard with shelf and hanging rail; opaque glazed window to the rear; shaver socket; radiator.

OUTSIDE

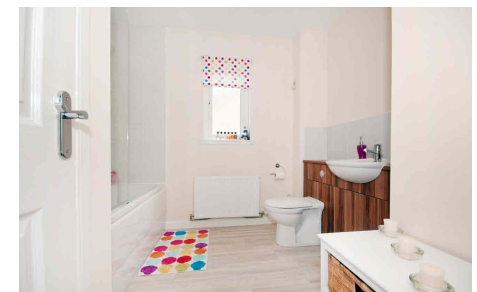
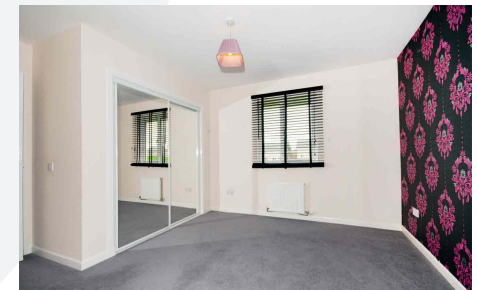
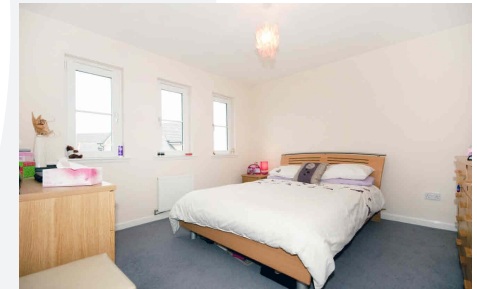
The front garden is laid to lawn, and a lock block driveway provides off-street parking for two cars and leads to an integral double garage with 'up and over doors'. There is power and light, additional storage space, and it houses the gas central heating boiler. A paved path leads to the fully enclosed rear garden which enjoys a private aspect and is also laid to lawn.

DIRECTIONS

Travel south on the A90 dual carriageway taking the first exit signposted Portlethen. Take the third exit at the first roundabout and then straight ahead at the next roundabout. At the first set of traffic lights, take a left into Hillside Road. Take the first opening on the right into Schoolhill Road, second right into Auchlee Gardens and first left into Auchlee Wynd.

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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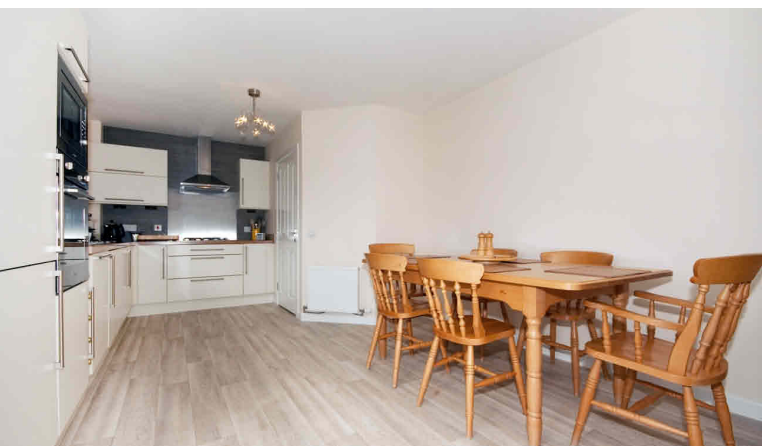
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