



DETACHED BUNGALOW WITH GRANNY FLAT

1 EASTER PLACE
PORTLETHEN, AB12 4TL

SUN LOUNGE

LOUNGE

FITTED KITCHEN

UTILITY ROOM

LOUNGE/KITCHEN

4 BEDROOMS

BATHROOM & SHOWER ROOM

SINGLE GARAGE

GCH/DG

GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Fixed Price

£309,000

This spacious, four bedroom, detached bungalow occupies an enviable corner position, set well back from the road, within an established residential development in the popular suburb of Portlethen. Sympathetically and extensively extended to a high standard in recent years to create an independent living space for elderly parents, this single-storey family home provides a versatile and adaptable level of accommodation which can only be appreciated by interior viewing. Benefits include gas fired central heating, uPVC double glazed windows, generous built-in storage facilities, two separate telephone lines, and a detached single car garage. Included in the sale are all floor coverings, window blinds, curtains, light fittings and white goods, with most items of furniture available by separate negotiation, if required. The main house accommodation comprises: impressive front facing sun lounge which shares access with the "Granny Flat"; L-shaped hall with generous built-in storage facilities; attractive lounge with front facing picture window and feature fireplace; well equipped kitchen fitted with a range of farmhouse-style oak fronted cabinets, and adjacent utility room; three bedrooms, two of which benefit from built-in wardrobes; and a smart bathroom fitted with white 3-piece suite, and over-bath shower. The "Granny Flat" accommodation comprises: generously proportioned lounge/kitchen on open-plan concept; bright and spacious double bedroom with generous built-in wardrobes and providing direct access to the rear garden via patio doors; and an attractive shower room fitted with modern, white sanitary ware. The well maintained gardens are laid mainly to lawn and offer a child-friendly space to the rear, whilst a tarmac driveway provides convenient off-street parking for several cars in front of the garage. The unique and practical layout of this desirable home offers purchasers with teenagers or elderly parents the opportunity to provide a comfortable and independent family living environment. Alternatively, the choice exists to lease the "Granny Flat" accommodation, and interior viewing is genuinely recommended.

LOCALITY

Portlethen is located a few minutes' drive to the south of Aberdeen City Centre, which can also be reached by a regular public transport service or train, and is also conveniently placed for access to the business parks at Altens, Tullos, and Badentoy. The suburb boasts a wide range of amenities including a health centre, a variety of convenience stores serving everyday needs, and an Asda superstore. Primary and Secondary schools are within a short walk of the property, and recreational facilities include a bowling green, swimming pool, and a challenging 18-hole golf course.



SUN LOUNGE

Accessed via a glazed door, this impressive addition to the front of the home offers a bright space for quiet relaxation, and affords shared access to both the main house and "granny flat" extension, with each having lockable doors.

HALL

Central, L-shaped hall benefiting from generous storage facilities within a cloak cupboard, which houses the electricity meter and consumer unit, and two further shelved storage cupboards. Hatch access to partially floored loft space. Recessed downlighters and smoke detector. Laminate wood flooring.

LOUNGE

Attractive lounge with large picture window offering an open aspect to the front of the home. Co-ordinating décor, carpet and curtains fitted to metal pole, and feature wooden fireplace with tiled inset and hearth incorporating a gas living flame fire offering a pleasing focal point. Aerial for wall mounted TV. Metal ceiling light controlled by dimmer switch.

FITTED KITCHEN

The kitchen is well equipped with a comprehensive range of farmhouse-style oak fronted units, complemented by contrasting work surfaces and splashback tiling. Stainless steel 1.5 bowl sink and drainer with mixer tap, above which is a window fitted with micro venetian blind overlooking the rear garden. The "Rangemaster" with 5-burner gas hob, double electric oven and grill, will remain. Large chimney style extractor canopy. Recessed downlighters. Ceramic floor tiles with matwell. Door to utility room and partially glazed door to garden.

UTILITY ROOM

Bright room with rear facing window and wall mounted central heating boiler. The American style "Samsung" fridge/freezer, washing machine, and dishwasher will remain. Roller blind, spotlight fitting, and slate tile effect laminate flooring.

21'4" x 9'3" approx

BEDROOM 1

Enjoying a quiet aspect to the rear of the home, this bedroom benefits from extensive storage facilities within a large mirror-fronted wardrobe, and further range of oak effect wardrobes with co-ordinating drawer units, which will remain. Co-ordinating décor, carpet and curtains fitted to metal pole. Telephone point. Circular spotlight fitting.

12'2" x 9'1" approx

BEDROOM 2

This front facing bedroom again benefits from a built-in wardrobe fitted with hanging rail and shelf. Circular spotlight fitting. Curtains fitted to window, and carpeted floor.

8'3" x 8'2" approx

BEDROOM 3/DINING ROOM

Meantime used as a dining room, this room is on open-plan concept with the sun lounge. Wood lined recess with cupboard below housing a refrigerator, which will remain. Metal drop pendant on dimmer control switch. Carpeted floor.

9'3" x 9' approx

BATHROOM

Smart bathroom fitted with a white 3-piece suite, mains over-bath shower and glazed screen. Ceramic wall tiling around the bath splashback area. Fitted mirror and shaving light above the wash basin. Tall chrome ladder style radiator. Recessed downlighters. Opaque rear facing window fitted with roller blind. Ceramic floor tiles.

LOUNGE/KITCHEN

Accessed at the front via the sun lounge, this open-plan room is generously proportioned and enjoys a leafy outlook. The kitchen is equipped with oak shaker-style cabinets, marble effect worktops, stainless steel sink, and splashback tiling. Integrated fridge/freezer and built-in electric hob with oven/grill below and integrated extractor hood above. The décor is neutral with co-ordinating vinyl/carpeting, and curtains fitted to metal pole. TV aerial and telephone points. Two metal/glass light fitting. Door to inner hall providing access to the remaining rooms.

20'5" x 12'1" approx



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

BEDROOM 4

12'9" x 10'5" approx

This bright, well appointed bedroom offers generous hanging and shelving facilities within a triple door wardrobe, and provides direct access to the rear garden via patio doors. Pendant fitting. Curtains fitted to brass pole, and carpeted floor.

SHOWER ROOM

Fitted with a modern white wc, wash basin on pedestal, and corner shower enclosure fitted with mains powered shower. Wet-wall panelling within the shower enclosure, shaver socket and fitted wall mirror above the wash basin. Recessed downlighters and extractor fan. Vinyl floor covering.

OUTSIDE

The large front garden boasts a tidy lawn with a deep border hosting a variety of mature shrubs and conifers, and potted containers providing a splash of colour. A long tarmac driveway with external power point provides convenient off-street parking for several cars in front of the garage. Paved path to front door. The child-friendly rear garden is fully enclosed and laid mainly to lawn, with a raised wooden deck and paved patio providing ideal spaces for outdoor relaxation. Rotary clothes dryer. Outside light and water tap.

SINGLE GARAGE

Detached from the property, the single car garage has an up-and-over front door, door to garden and is fitted with shelving, power and light.

DIRECTIONS

Travelling south from Aberdeen on the A90 take the second exit off the dual carriageway into Portlethen. Take the third exit off the roundabout onto Muirend Road and at the T-junction turn right onto Bruntland Road. Turn first left onto Berrymuir Road and Easter Place is fourth on the left where number 1 is the first house on the left hand side of the road, clearly identifiable by our "For Sale" sign.

VIEWING

Tel 07802 443039

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.



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen

t: 01224 623040

f: 01224 623050

e: info@gavin-bain.co.uk

www.gavin-bain.co.uk