



SEMI-DETACHED BUNGALOW

21 BROOMFIELD PARK
PORTLETHEN, AB12 4XT.

ENTRANCE HALL
LOUNGE/DINING ROOM
FITTED KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
EXTENSIVE LOFT
DOUBLE GARAGE
GAS CH/DG
GARDENS
DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£230,000

description

DESCRIPTION

This attractive, two bedroom, semi-detached bungalow forms part of a desirable residential development within the popular suburb of Portlethen. Offering a spacious level of tastefully presented accommodation on one level, benefits include gas fired central heating, uPVC double glazed windows, generous built-in storage facilities, and convenient off-street parking. Of particular appeal is the fully floored and lined loft which is ideal for use as a storage/study/hobby space, and the detached double car garage which is meantime used as a storage/utility area. The décor throughout is finished in neutral colours and interior viewing is essential. All carpets, floor coverings, window blinds, light fittings and white goods are included in the sale, and the accommodation comprises: inviting entrance hall, instantly appealing lounge/dining room on open-plan concept, well equipped kitchen with direct access to the rear garden, two good sized double bedrooms, each benefiting from built-in mirror fronted wardrobes, and a stylish bathroom fitted with modern, white sanitary ware, over-bath shower, and vanity units. The low maintenance garden areas are tidy, with established shrubs and plants providing a splash of colour.

LOCALITY

The property is conveniently located within a few minutes' drive of the city of Aberdeen, and is particularly convenient for the oil related offices at Altens, Tullos, and Badentoy. The suburb of Portlethen boasts a wide range of amenities including pre-school activities, primary and secondary schools, a health centre, a variety of convenience stores serving everyday needs, and an Asda superstore. Recreational facilities include a bowling green, swimming pool, and a challenging 18-hole golf course, with regular rail and bus links providing a quick route to and from Aberdeen city centre.



ENTRANCE HALL

Accessed via uPVC/glazed door at the side, the welcoming entrance to the home benefits from three built-in cupboards, one housing the electric fusebox. Hatch to loft space. Smoke and carbon monoxide detectors. Telephone point. Laminate wood flooring.

LOFT

The extensive, fully floored loft space is carpeted and pine lined with recessed downlighters. Built-in work station/desk. Telephone point. Accessed via pull down Ramsay ladder, this is an ideal storage/study/hobby space.

LOUNGE/DINING ROOM 20'10" x 11'1" approx

Enjoying generous proportions, this instantly appealing open-plan room affords ample space for both lounge and dining furniture. Large, front facing picture window fitted with vertical blind. Television aerial point with satellite connection. Telephone point. Laminate wood flooring. Door to kitchen.

FITTED KITCHEN 9'10" x 9' approx

Fully tiled kitchen, well equipped with a range of modern cabinets in an ash veneer finish, complemented by contrasting polished marble effect worktops, and under-unit lighting. 1.5 stainless steel sink and drainer with mixer tap. The "Cannon" gas cooker with 4-burner hob and double oven/grill, "Zanussi" dishwasher, and refrigerator will remain. Window overlooking the rear garden fitted with roller blind. Ceramic tiled floor with matwell. Partially glazed/uPVC door to garden.

DOUBLE BEDROOM 1 10'1" x 9'6" approx

Attractive double bedroom enjoying a quiet aspect to the rear of the home and benefiting from wall-to-wall built-in wardrobe finished with mirror-fronted sliding doors. Telephone point. Co-ordinating décor and carpet. Roller blind to window.

DOUBLE BEDROOM 2 10'2" x 10' approx

Charming, front facing double bedroom, again with built-in, mirror fronted wardrobe providing hanging and shelving facilities. Roller blind. Carpeted floor.

BATHROOM

Stylish bathroom fitted with contemporary, white sanitary ware, comprising: wc with recessed cistern, and counter-sunk wash basin, both housed in vanity units incorporating storage and display facilities; and bath, above which is a

chrome mains powered shower and folding glass screen. Mirror fronted medicine cabinet. White ladder style radiator. Recessed downlighters and extractor fan. Opaque glass side facing window fitted with roller blind. Ceramic floor tiles.

OUTSIDE

The front garden features a border of flowering plants and shrubs surrounding a tidy lawn, and a loc-bloc driveway to the side provides convenient off-street parking for up to 2 cars. Double wooden gates, fencing and a brick wall surround the fully enclosed rear garden which is designed for low maintenance and laid in stone chips. Loc-bloc patio, and raised borders of established conifers, shrubs and plants. Rotary clothes dryer. Outside light.

DOUBLE GARAGE

Meantime used as utility/storage space, the double car garage has an up and over front door, and side door. Fitted with power and light, the garage also benefits from a workbench, sink unit and telephone point. The "Zanussi" washing machine, and "Indesit" tumble dryer will remain.

DIRECTIONS

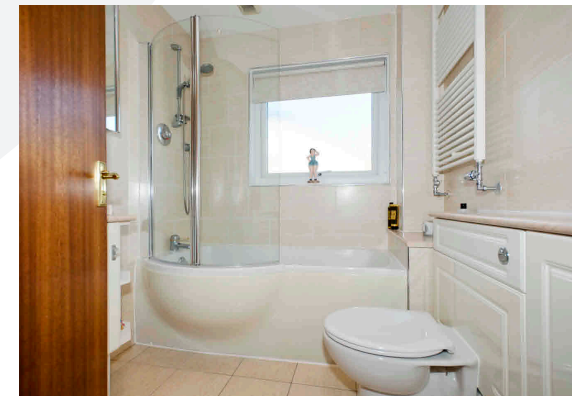
Travel south from Aberdeen on the A90 taking the second exit from dual carriageway signposted "Portlethen". At the roundabout, take the third exit into Muirend Road, then turn first right into Broomfield Park. Follow the road round where number 21 is located on the right hand side of the road.

VIEWING

Tel 07841 866888 (Ms Clark).

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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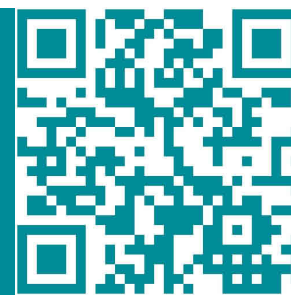
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