



## DETACHED DWELLINGHOUSE

26 GORSE CIRCLE  
PORTLETHEN, ABERDEEN  
AB12 4WB

HALL

LOUNGE

DINING ROOM

FITTED KITCHEN

CLOAKROOM

THREE BEDROOMS

BATHROOM

GCH/DG/INTRUDER ALARM

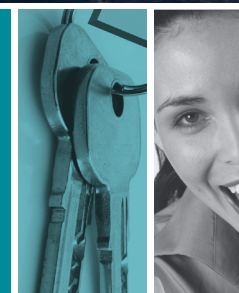
FRONT & REAR GARDENS

GATED DRIVEWAY



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£250,000**

## DESCRIPTION

We are delighted to present FOR SALE this truly immaculate, three bedroomed, detached dwellinghouse which enjoys an enviable position within a quiet, residential Development. Set out over two floors and offering the comforts of full double glazing, gas fired central heating, and an intruder alarm system, the property provides a spacious and adaptable level of accommodation, perfect for the family, and is well worth viewing. The rooms comprise inviting hall, generous front-facing lounge with dining room on open plan, well appointed fitted kitchen, and cloakroom on the ground floor, whilst on the first floor are three good sized bedrooms, all of which benefit from built-in wardrobes, and beautifully finished bathroom featuring contemporary white suite with separate shower enclosure. The home is presented in excellent decorative order throughout with quality natural wood finishes to the doors and skirtings, and tasteful neutral décor complemented by co-ordinating floor coverings, all of which, along with the blinds, light fittings, most curtains, and certain kitchen appliances, are to be included in the sale. Of further note will be the immaculately maintained, established gardens to the front and rear, as well as the driveway, part of which is gated, providing off-street parking for three cars. Early interior viewing is recommended.

## LOCALITY

This tidy property is located within only a few minutes driving distance to the south of the City 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 Primary and Secondary Schools, a Health Centre, a variety of convenience stores serving everyday needs, and a Retail Park including an Asda Superstore. Recreational facilities include a Bowling Green, Swimming Pool, and a challenging eighteen-hole Golf Course, and there are regular bus and rail links providing a quick journey to and from Aberdeen.



## HALL

A bright, inviting entrance to the home, with partially glazed, dark wood, front door. The floor is in wood laminate and lighting provided by two downlighters. Smoke detector. Intruder alarm control panel. Window with Roman blind and vertical blind.

## LOUNGE

15'4" x 12'0" approx

A nicely proportioned, bright and comfortable room to the front of the home, carpeted, and with window fitted with vertical blind, brass pole, and full-length curtains.

## DINING ROOM

9'10" x 8'10" approx

On open plan with the lounge and providing a relaxing environment for formal and informal dining. Downlighter. Carpet. Window with vertical blind, pole, and curtains. Hatch giving access to kitchen.

## FITTED KITCHEN

9'9" x 9'8" approx

Located to the rear of the home and featuring a comprehensive range of floor and eye-level units in birch-effect with contrasting work surfaces, stainless steel sink and drainer with mixer tap, and splashback tiling. The "Bosch" automatic washing machine, slot-in cooker with gas hob and double electric oven, and the chimney, will be included in the sale, and there is space for fridge and freezer. A partially glazed door gives access to the rear garden and the window is fitted with blind. Ceiling track with four spotlights.

## CLOAKROOM

Essential in the modern family home, this useful cloakroom is fitted with white wc and wash-hand basin on pedestal, with large, circular, wall mounted mirror above. The frosted glass window to the side is fitted with Roman blind. Vinyl flooring. All fittings to remain.

## UPPER FLOOR

A carpeted staircase with pine handrail and spindles leads to the generous, upper landing, which has window to side fitted with Roman blind. A hatch with pull-down ladder gives access to the extensive, PARTIALLY FLOORED LOFT. Large airing cupboard fitted with shelving and hot water tank.

## DOUBLE BEDROOM 1

14'6" [at longest] x 8'10" approx

An immaculately finished room to the front of the home, benefiting from double built-in wardrobe providing excellent hanging and shelving space. The floor is fitted with quality

carpet and the vertical blind and the brushed stainless steel curtain pole will remain.

## DOUBLE BEDROOM 2

10'4" x 9'4" approx

A further double bedroom, again tastefully decorated and with double built-in mirrored wardrobes. Vertical blind and pine pole to remain. Carpet.

## BEDROOM 3

11'5" x 6'5" approx

An ideal third or single bedroom to the front of the home, again carpeted and with deep, built-in wardrobe housing hanging rail and shelving space. Vertical blind, pole, and curtains to remain.

## BATHROOM

9'6" x 6'1" approx

A stunning bathroom, recently upgraded and featuring contemporary suite in white to include wc, large wash-hand basin, double-ended bath with chrome mixer tap and shower attachment, and fully tiled, recessed, shower enclosure with glazed door housing "Mira Excel" mains shower. Three of the walls are tiled, as is the area around the bath, with matching floor tiles. The large, mirrored, medicine cabinet, incorporating light, as well as all usual fittings, will remain. Roller blind. Downlighter to shower and central circular light fitting.

## OUTSIDE

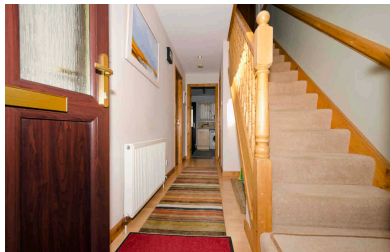
To the front of the home is a neatly maintained garden, which has been thoughtfully landscaped to include an area of lawn with well stocked borders laid in slate chips and housing a variety of flowering shrubs, bushes, and tree. A tarred driveway to the rear provides off-street parking for two cars and a double gate gives access to the fully enclosed, rear garden, which, again, is particularly well looked after, being mainly in grass, with paved patio/parking space, raised wooden decked area, large wooden shed fitted with power and light, rotary clothes drier, and outside water supply.

## VIEWING

Tel 07971 607542 [Mr Butler] or 07513 425967 [Mrs Butler] for an appointment.

## 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 and Estate Agents



Gavin Bain & Company  
432 Union Street  
Aberdeen AB10 1TR

t: 01224 623040

f: 01224 623050

e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)

[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)



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



Gavin Bain & Company  
432 Union Street  
Aberdeen AB10 1TR  
t: 01224 623040  
f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)



## DETACHED DWELLINGHOUSE

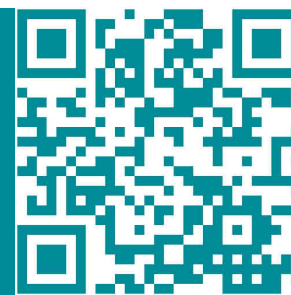
26 GORSE CIRCLE, PORTLETHEN, ABERDEEN, AB12 4WB

HALL  
LOUNGE  
DINING ROOM  
FITTED KITCHEN  
CLOAKROOM  
THREE BEDROOMS  
BATHROOM  
GCH/DG/INTRUDER ALARM  
FRONT & REAR GARDENS  
GATED DRIVEWAY



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over  
**£250,000**