



DETACHED DWELLINGHOUSE

28 HILLSIDE DRIVE
PORTLETHEN, ABERDEEN
AB12 4TG

HALL

LOUNGE

DINING ROOM

DINING KITCHEN

UTILITY ROOM & CLOAKROOM

MASTER BEDROOM/EN-SUITE

3 FURTHER DOUBLE BEDROOMS

BATHROOM

GARDENS

DRIVEWAY & GARAGE

GCH/DG



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£295,000

DESCRIPTION

We present for sale this highly attractive four bedroom detached dwellinghouse which enjoys a particularly enviable position at the head of a quiet cul-de-sac in a sought after modern development. Spanning two floors and benefitting from full double glazing and gas fired central heating, the home is well laid out to provide an excellent level of accommodation and is well worth viewing. The rooms comprise hall, nicely proportioned front facing lounge with dining room on open plan, good sized breakfasting kitchen, utility room, and cloakroom on the ground floor, whilst on the first floor are four double bedrooms, one with en-suite shower room, and bathroom with white suite and overbath shower. The home is presented in excellent decorative order throughout with tasteful neutral colour schemes and co-ordinating floor coverings, and of further note will be the garage as well as the extensive and thoughtfully landscaped gardens, with the rear area in particular being fully enclosed to provide a delightful outdoor environment for relaxation. An extensive loc-bloc driveway provides excellent off-street parking for several cars and the home enjoys a particularly secluded location with open wooded area to the side. All fitted floor coverings, curtains, blinds, light fittings and white goods are to be included in the sale enabling the buyer to move in with the minimum of inconvenience and internal viewing is recommended.

LOCALITY

The property is conveniently located within only a few minutes driving distance to the South of Aberdeen and ideally positioned within easy reach of the oil related offices at Badentoy, Altens and Tullos. 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 an ASDA superstore. Recreational facilities include bowling green, swimming pool and a challenging 18 hole golf course, with regular rail and bus links insuring a quick and easy route to and from Aberdeen City Centre.



HALL

A bright entrance to the home with spy-hole and glazed panel to front door. Laminate flooring. Smoke detector. Cupboard housing electricity and gas meters.

LOUNGE

A nicely proportioned bright and comfortable room to the front of the home again with attractive laminate wood flooring and with the window fitted with quality roman blinds, stainless steel pole and full length curtains. The chrome central light fitting will be included in the sale and the room is fitted with television aerial point and telephone point.

13' x 10'7"

DINING ROOM

On open plan with the lounge and again with laminate wood flooring and patio doors affording access to the fully enclosed landscaped garden to the rear. These are fitted with full length curtains and chrome pole and again the chrome light fitting will remain.

10'5" x 8'

DINING KITCHEN

A nicely proportioned bright dining kitchen to the rear featuring a range of quality floor and eye level units in white high gloss finish with contrasting work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap and splashback tiling. The 'Neff' integrated electric oven with retractable door, gas hob, chimney and the freestanding fridge freezer will be included in the sale. A walk-in pantry with extensive shelving provides excellent storage space. Breakfast bar. Spotlight fitting. Vinyl flooring. Roller blind.

10'1" x 9'2"

UTILITY ROOM

Located to the rear and fitted with floor and eye level units in white high gloss finish with contrasting work surfaces and stainless steel sink and drainer. The automatic washing machine and dishwasher will be included in the sale. Vinyl flooring. Chrome ceiling track and partially glazed door to garden.

7'1" x 5'6"

CLOAKROOM

A useful facility, bright and with white wc and wall hung wash hand basin. Frosted glass window. Roller blind.

UPPER FLOOR

A carpeted staircase leads to the upper floor landing which has hatch and pull down ladder leading to partially floored loft.

MASTER BEDROOM

A generously proportioned double bedroom to the front of the home, carpeted and with the window fitted with roman blind, stainless steel pole and curtains. A deep walk-in cupboard houses excellent hanging and shelving space and is fitted with light. Sky TV connection point.

10'9" x 10'

EN-SUITE

A most attractive en-suite facility, bright and fitted with white wc, wash hand basin on pedestal and large fully tiled shower enclosure with glazed door housing mains shower. The floor is in tile effect vinyl and the large wall mounted mirrored medicine cabinet incorporating light will be included in the sale. Chrome heated towel

rail. Shaver point. Triple spotlight.

DOUBLE BEDROOM 2

Another good sized double bedroom to the front with built in mirrored wardrobe and window fitted with roman blind, stainless steel pole and curtains. Carpet. Sky TV connection point.

10'10" (into door) x 9'1"

DOUBLE BEDROOM 3

A further attractively decorated double bedroom which enjoys a lovely quiet aspect to the rear of the home. Built in mirrored wardrobe. Carpet. Window dressed with wooden venetian blind, chrome pole and curtains.

10'7" x 8'1"

DOUBLE BEDROOM 4

An ideal fourth bedroom also to the rear of the property, carpeted and with wooden venetian blind and curtains.

10'3" x 9'

BATHROOM

A bright bathroom fitted with modern white suite comprising wc, wash hand basin housed in vanity unit and bath above which is a mains shower with glazed screen. Full tiling around bath and shower area and behind wc and wash hand basin. Shaver point. Chrome heated towel rail. Large mirror incorporating light to remain. Roller blind. Laminate wood flooring.

7' x 6"

OUTSIDE

To the front of the home is an extensive loc-bloc driveway which provides excellent off-street parking for several cars and leads to the single car garage which is fitted with up and over door, power and light. There is also a neatly maintained lawn with gate giving access to the large beautifully landscaped garden to the rear, enclosed by high wooden fence and partially in grass with extensive paved patio, decking and slate borders housing a variety of established shrubs and plants. There is also a shed, rotary clothes drier set in circular feature paved area, built in lighting, power and water. The area provides a lovely outdoor environment for relaxation and entertaining, and enjoys a secluded setting with trees beyond.

DIRECTIONS

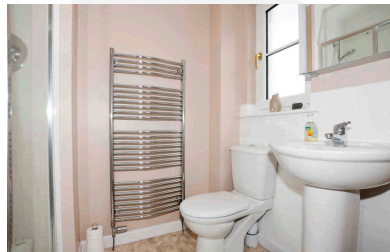
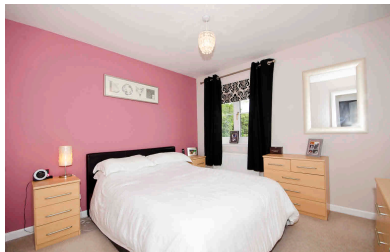
Travelling South from Aberdeen, exit the A90 at Marywell/Findon/Portlethen and at the roundabout take the third exit signposted Portlethen. Continue straight ahead at the next roundabout, continuing well ahead and turning left into Hillside Road. Turn first right into Schoolhill Road and first left into Hillside Drive. The property is located near the end in the cul-de-sac to the right.

VIEWING

Tel 07743 188937 (Webster) for an appointment or contact selling agents.

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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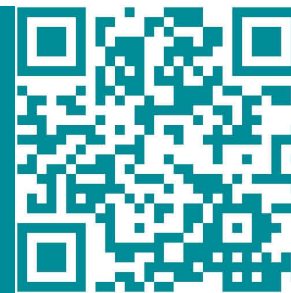
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