



EXECUTIVE DETACHED DWELLINGHOUSE

2 SCHOOLHILL DRIVE
PORTLETHEN, AB12 4PN

RECEPTION HALL

CLOAKROOM

LOUNGE & DINING ROOM

FAMILY ROOM/DINING KITCHEN

UTILITY ROOM

MASTER BEDROOM/EN-SUITE

3 FURTHER DOUBLE BEDROOMS

FAMILY BATHROOM

INTEGRAL DOUBLE GARAGE

GAS CH/DG

GARDENS



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

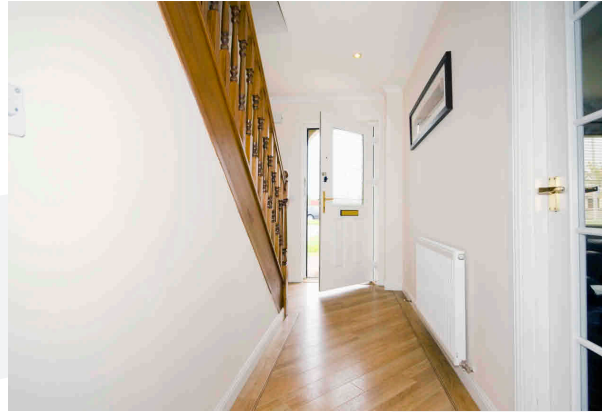
£355,000

DESCRIPTION

We are delighted to offer for sale this desirable, executive style, four bedroom dwellinghouse which is located within the popular Hillside area of Portlethen. Built by Stewart Milne Homes to their 'Strathblane' specification, this enviable family home occupies a generous corner site and enjoys far-reaching open views of the surrounding countryside. Benefiting from gas fired central heating, full double glazing, and an integral double garage with remote controlled up and over front doors, the subjects are to be sold inclusive of all quality floor coverings, window blinds, curtains, light fittings and white goods. The generously proportioned accommodation is well presented throughout and comprises, on the ground floor level: reception hallway and cloakroom, front facing lounge, formal dining room, well appointed open-plan dining kitchen/family room, and utility room with access to the rear garden, and to the double garage. On the upper floor, the galleried landing provides access to the generously proportioned master bedroom with en-suite shower room, three further double bedrooms, and a family bathroom fitted with a white 3-piece suite, with separate shower enclosure. The sizeable gardens are well maintained and laid mainly to lawn, with the rear garden benefiting from a large wooden deck which is ideal for outside relaxation. An extensive loc bloc driveway at the front of the home provides convenient off-street parking in front of the garage.

LOCALITY

The property is conveniently located within only a few minutes' driving distance to the south 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 nurseries, 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.



RECEPTION HALL

Accessed via a partially glazed front door, the welcoming hallway features wood effect 'Amtico' flooring. Built-in cloak cupboard housing electric fusebox. Recessed downlighters and smoke detector. Staircase.

CLOAKROOM

Fitted with a white wc, and wall-hung wash hand basin. Mirror fronted medicine cabinet and co-ordinating accessories. Extractor fan. 'Amtico' oak effect flooring.

LOUNGE

Accessed via a glazed door from the hall, this well proportioned lounge has a front facing window, ceiling coving, and 'Amtico' flooring. Concealed aerial with satellite connection for wall mounted TV. Telephone point. Lighting is by recessed downlighters and a contemporary ceiling light. Venetian blind and full length curtains fitted to metal pole. Glazed double doors to dining room.

DINING ROOM

Attractive formal dining room overlooking the rear garden providing ample space for a full dining suite. Venetian blind and full length curtains fitted to metal pole. Metal candelabra light fitting. 'Amtico' flooring. Door to kitchen.

FAMILY ROOM/DINING KITCHEN

Well appointed kitchen fitted with a comprehensive range of beech effect wall and base cabinets featuring brushed steel handles, roller door, opaque glass wall units, and pelmet lighting, complemented by contrasting marble effect work surfaces, incorporating a 1.5 bowl stainless steel sink and drainer with rear facing window above. The 'Smeg' appliances include an eye level electric oven/grill and combination microwave oven, 4-burner gas hob with chimney extractor hood above, integrated dishwasher, and fridge/freezer. Space for sofa, dining table and chairs with access to the rear garden via French doors. Tile effect 'Amtico' flooring. Door to utility room.

UTILITY ROOM

Fitted with base unit, worktop, and stainless steel sink. The "Bosch" washing machine and "Hotpoint" tumble dryer will remain. Built-in store cupboard fitted with coat hooks. Extractor fan. Ceramic floor tiles. Partially glazed door to garden, and door to double garage.

UPPER FLOOR

A carpeted staircase with carved spindle balustrade and handrail leads to a galleried landing where a Velux window provides a good flow of natural light. Shelved airing cupboard housing water tank. Hatch access to loft space. Recessed downlighters. Smoke detector.

MASTER BEDROOM

Nicely presented bedroom with bright, front aspect benefiting from built-in wardrobes finished with cherry wood effect/mirror fronted doors, shelves and hanging rails. Television aerial and telephone points. Venetian blind and full length curtains. Carpeted floor.

EN-SUITE

Fully tiled, recessed shower enclosure fitted with mains powered shower and

glazed door. Wash hand basin and wc housed in vanity unit with co-ordinating counter top and splashback tiling above. Shaver socket. Recessed downlighters and extractor fan. Opaque glazed window to the side. Tile effect 'Amtico' flooring.

DOUBLE BEDROOM 2

Attractive double bedroom overlooking the front of the property. Built-in double wardrobe with mirror fronted sliding doors. Venetian window blind. Carpet.

DOUBLE BEDROOM 3

Enjoying superb open views over the countryside, this rear facing double bedroom benefits from a built-in double wardrobe with mirror fronted sliding doors. Television aerial point. Venetian blind. Carpet.

DOUBLE BEDROOM 4

Double bedroom with open views to the rear. Neutral decor, venetian blind, and carpet.

FAMILY BATHROOM

Fitted with a white suite comprising: panelled bath, and separate, fully tiled shower enclosure with mains shower and glazed pivot door. Vanity wash hand basin and wc both housed in a vanity unit with matching wall unit and central mirror. Shaver socket. Recessed downlighters and extractor fan. Roller blind fitted to side facing window. 'Amtico' floor tiles.

OUTSIDE

The front garden is laid to lawn with a loc bloc driveway providing off-street parking for several cars in front of the Double Garage which is fitted with power, light and twin remote controlled up and over front doors. A paved path leads around the side of the property to the sizeable rear garden which enjoys uninterrupted views across the surrounding countryside. Again laid mainly to lawn with shrub borders, the garden features a large wooden deck, complete with balustrades and pergola, perfect for outside entertaining.

DIRECTIONS

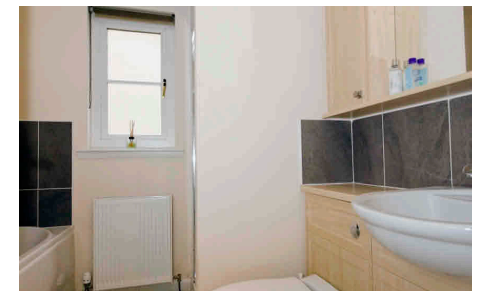
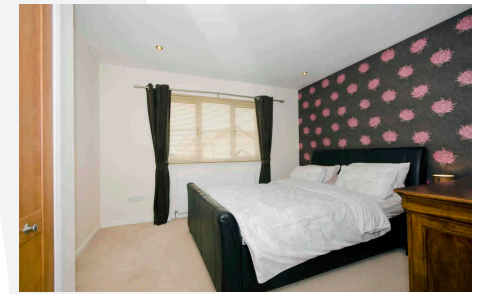
Travel south on the A90 dual carriageway taking the first exit signposted Portlethen. Take the third exit at the roundabout following the signs for Portlethen, and Schoolhill Drive is the first opening on the right hand side. Number 2 is the first property on the right had side of the road.

VIEWING

Telephone 07713 178880 (Mrs Komolafe).

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.



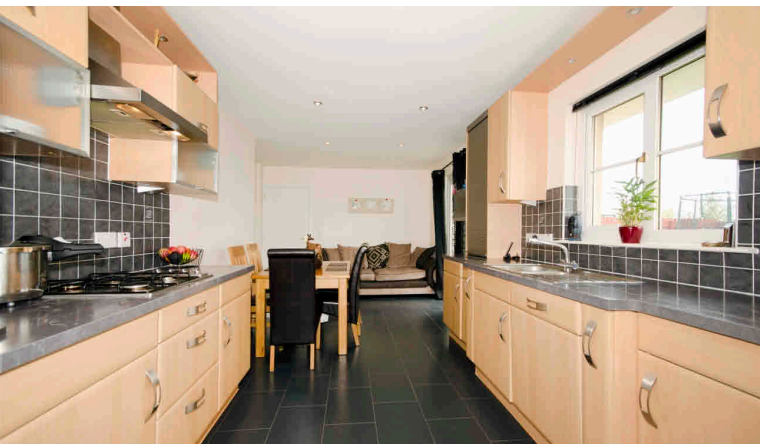


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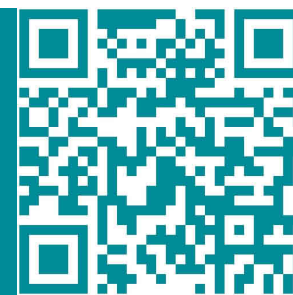
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