



SEMI-DETACHED DWELLINGHOUSE

88 OAK DRIVE
PORTLETHEN, AB12 4XU

VESTIBULE

LOUNGE

KITCHEN/DINER

2 DOUBLE BEDROOMS

BATHROOM

GARAGE/GYMNASIUM

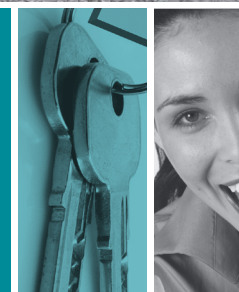
GCH/DG

GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

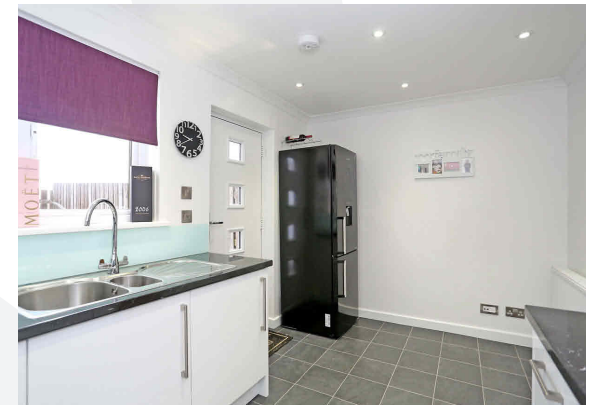
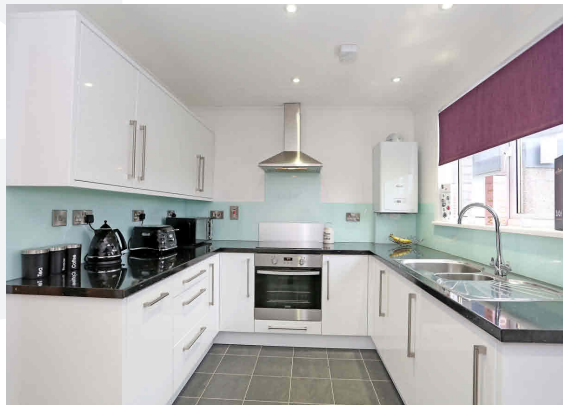
£195,000

DESCRIPTION

We are delighted to offer for sale this most attractive, two bedroom, semi-detached dwellinghouse which is set within a quiet cul-de-sac in an established residential development within the popular coastal village of Portlethen. Recently upgraded to a high standard, the property is presented in immaculate order, and interior viewing is essential to appreciate the quality and standard of finish. Enjoying the benefits of full double glazing and a gas fired central heating heating system, the ground floor rooms comprise: entrance vestibule with cloak cupboard, bright and comfortably proportioned lounge with new oak flooring, and well-appointed kitchen/diner equipped with a range of quality cabinets in a white gloss finish and integrated appliances, on the ground floor. Upstairs there are two good sized double bedrooms, one benefiting from a wall-to-wall built-in wardrobe, and a smart bathroom fitted with contemporary white suite, and over bath mains shower. The home is decorated in stylish neutral tones throughout with co-ordinating carpets and flooring, quality oak veneer doors, brushed stainless steel sockets and switch plates to the ground floor, and LED lighting throughout. Particularly worthy of mention is the detached single car garage/gymnasium with extensive driveway providing convenient off-street parking for up to 3 cars, and easily maintained gardens to both the front and rear. All fitted floor coverings, curtains, blinds, light fittings and kitchen appliances are to be included in the sale enabling the buyer to move in with the minimum of inconvenience, and early viewing is strongly recommended.

LOCALITY

The property is conveniently located within only a few minutes' driving distance to the south of Aberdeen 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 18-hole golf course, and there are regular rail and bus links providing a quick route to and from Aberdeen.



ENTRANCE VESTIBULE

Bright entrance to the home benefiting from a cloak cupboard fitted with hooks and housing the electricity fusebox. New oak flooring.

LOUNGE

14'8" x 12'9" approx

Instantly appealing lounge with large window to the front fitted with white wood venetian blind. Lighting is provided by an ornate triple fitting and there is new oak flooring. Television aerial point and telephone point. Partially glazed oak door giving access to the kitchen.

KITCHEN/DINER

12'9" x 8'2" approx

Superbly appointed kitchen fitted with a comprehensive range of floor and eye level high gloss fronted units with contrasting marble effect work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap and 'lustralite' splashbacks. The integrated appliances include a ceramic hob, electric oven, chimney style extractor canopy, "Zanussi" slimline dishwasher and "Electrolux" automatic washer/dryer. Wall mounted central heating boiler. Roller blind to window. The flooring is in laminate slate tile effect and there are several LED downlighters as well as under unit lighting. Partially glazed door to garden. Ample space for table and chairs.

UPPER FLOOR

A carpeted staircase ascends from the lounge to the first floor where white panelled doors provide access to all remaining rooms. Hatch to insulated loft space. Smoke detector.

DOUBLE BEDROOM 1

10'8" x 8'1" approx

This good sized double bedroom enjoys a quiet aspect to the rear of the property with superb open views over the immediate countryside and towards the sea. Along one wall is an extensive built-in wardrobe housing a combination of hanging and shelving space. Television aerial point. Curtains fitted to metal pole. Neutral coloured carpet.

DOUBLE BEDROOM 2

12'10" x 8'6" approx

This front facing double bedroom features a striking "Disney" accent wall. Co-ordinating curtains and carpet. Television aerial point.

BATHROOM

7'2" x 5'6" approx

Smart bathroom fitted with contemporary white sanitary ware, comprising: wc; wall hung wash hand basin; and bath, above which is a mains powered shower with glazed door. The walls within the shower area are lined in aqua panelling and above the wash hand basin is

an illuminated, mirror-fronted medicine cabinet. Several LED downlighters. Frosted glass window. Laminate slate tile effect flooring.

OUTSIDE

To the front of the property is a neatly maintained lawn with gravel chipped border. An extensive paved driveway provides convenient off-street parking for up to 3 cars and leads to the detached single car garage/gymnasium which is immaculately maintained and fitted with "Hormann" remote controlled up and over door, rubber floor matting, power, light and door opening onto the garden. The enclosed rear garden is again easily maintained being partially paved and the remainder laid in gravel chips. Rotary clothes dryer. Water tap.

SINGLE GARAGE

Meantime equipped as a gymnasium, the single car garage has a remotely operated up and over front door, power, light, rubber flooring, mirrored wall panels, and mirrored wall panels. Note: The gym equipment may be available for sale by separate negotiation.

DIRECTIONS

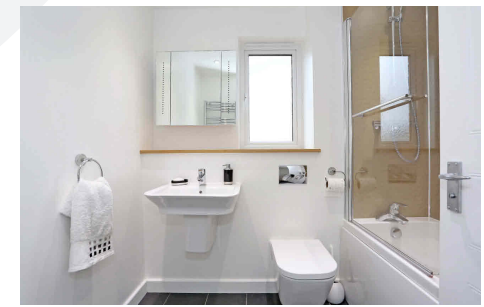
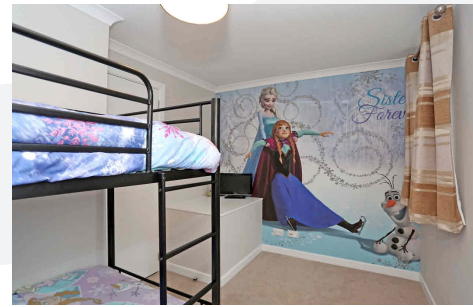
Travelling South from Aberdeen on the A90, take the second exit off the dual carriageway into Portlethen and take the third exit off the roundabout into Muirend Road. At the T-Junction turn left into Bruntland Road, then first right after Portlethen Academy. Continue along onto Oak Drive, turning left into the cul-de-sac where indicated and number 88 is located ahead on the right hand side.

VIEWING

Tel 07500 956539 (Mr McPherson).

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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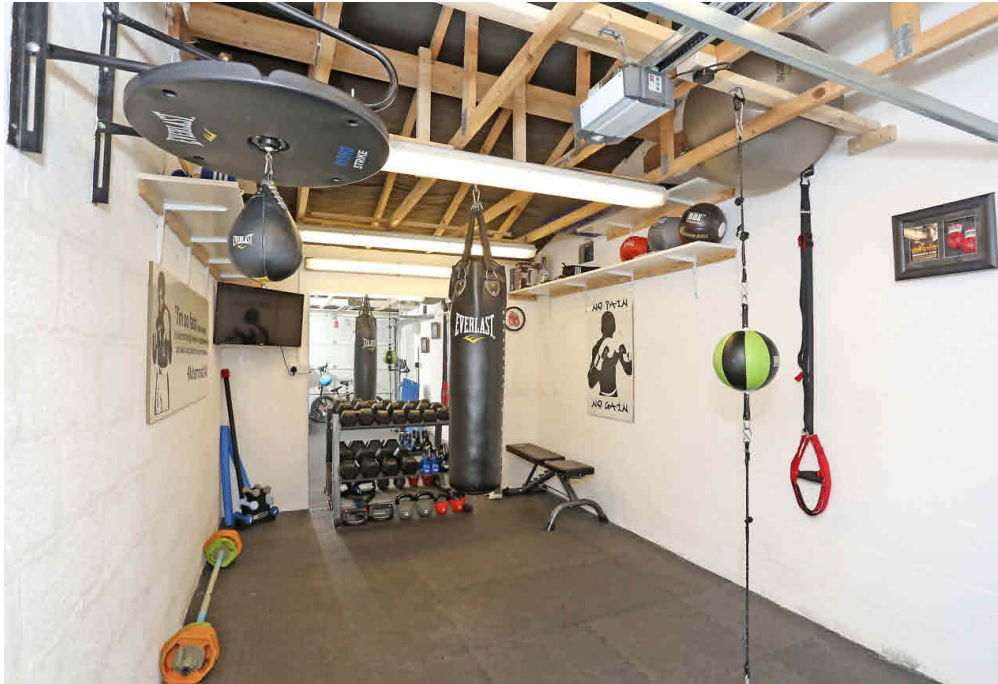
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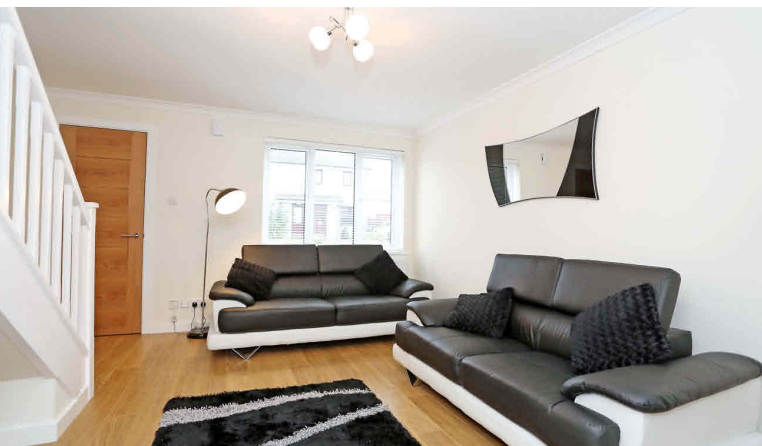
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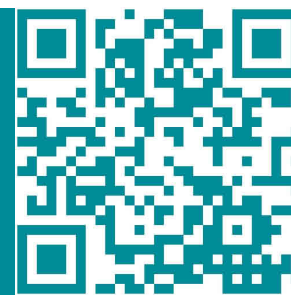


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