



## GROUND FLOOR APARTMENT

39 WILLOW WYND  
PORTLETHEN, AB12 4SY

HALL  
LOUNGE/KITCHEN  
DOUBLE BEDROOM  
WET ROOM  
ELECTRIC HEATING  
UPVC DOUBLE GLAZING  
RESIDENTS PARKING



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



Offers Over

**£75,000**



Ideal as a starter home, this one bedroom apartment is situated on the ground floor of a six-flatted building which is located within a cul-de-sac setting in the popular coastal suburb of Portlethen. Whilst requiring a degree of modernisation, the property benefits from electric heating, uPVC double glazed windows, a door entry system, and ample parking within a residents' car park. The accommodation comprises: central entrance hall with built-in storage cupboard housing the electricity meter and fusebox; open-plan lounge/kitchen, a good sized front facing room fitted with light wood effect cabinets and contrasting work surfaces to include a ceramic hob and electric oven/grill; side facing double bedroom benefiting from a mirror-fronted wardrobe; and wet room with electric shower, white sanitary ware and black quartz effect wet-wall panelling.

#### LOCATION

The property is located a few minutes' drive south of Aberdeen City, which can also be reached by a regular public transport service or train, and is conveniently placed for access to the business parks at Altens, Tullos, and Badentoy. The suburb of Portlethen boasts a wide range of amenities including a medical centre, variety of convenience stores and take-away outlets serving everyday needs, and an Asda superstore. Recreational facilities include a bowling green, swimming pool, and a challenging 18-hole golf course.

#### HALL

#### LOUNGE/KITCHEN

#### DOUBLE BEDROOM

#### WET ROOM

5.59m x 3.76m (18'4" x 12'4") approx

3.3m x 2.64m (10'10" x 8'8") approx

#### OUTSIDE

Ample off-road parking within a large residents' car park with communal areas of grass surrounding the building.

#### DIRECTIONS

Travel south on the A92 from Aberdeen taking the second exit into Portlethen. Turn right at the roundabout into Muirend Road then take the fourth exit on the right into Broomfield Road. Willow Wynd is the first road on the right. Follow the road round where number 39 is located within the building in the far left hand corner.

#### VIEWING

Tel 07545 089184

#### 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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