



SEMI-DETACHED BUNGALOW

46 MOSSIDE DRIVE
PORTLETHEN, AB12 4NY

ENTRANCE HALL
LOUNGE
FITTED KITCHEN
CONSERVATORY
2 DOUBLE BEDROOMS
SHOWER ROOM
GCH/DG
GARDENS
DRIVEWAY



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



Fixed Price

£150,000

We are pleased to offer for sale this two bedroom, semi-detached bungalow which forms part of an established development in popular Portlethen. Offering a good level of accommodation on one floor, benefits include a gas fired central heating system, double glazed windows, generous built-in storage, a partially floored loft space, and maintenance free uPVC soffits and downpipes. The property is accessed at the side into a central hallway with pine panelled doors and laminate wood flooring. The lounge is generously proportioned with a large front facing window drawing in an abundance of natural light; the kitchen is well equipped with a range of oak effect wall and floor cabinets, and a glazed door affords access to the light and airy conservatory, a welcome addition to the home overlooking the rear garden. Each of the two double bedrooms are of a good size and benefit from built-in storage, and the attractive shower room is fully tiled, fitted with modern white sanitary ware, vanity cabinet, and glazed shower enclosure. Outside, the gardens are designed for easy maintenance and laid in stone chips/paving stones. A long tarmac driveway at the side provides convenient off-road parking for several vehicles and the enclosed rear garden is a child and pet friendly space.

LOCATION

Portlethen is a popular suburb situated to the south of Aberdeen City, accessed via car, public transport or train, and conveniently placed for the business parks located at Altens, Tullos, and Badentoy. Boasting a wide range of amenities including primary and secondary schools, a health centre, 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.

ENTRANCE HALL

The property is accessed at the side via a partially glazed/uPVC door. Central to the home the hall features pine panelled interior doors and laminate wood flooring. Two shelved cupboards, housing the electricity meter/fusebox. Wall mounted alarm control panel. Hatch to partially floored loft space accessed via pull down ladder. Two spotlight fittings.

LOUNGE

The front facing lounge is generously proportioned with vertical blinds and curtains fitted to the window, and laminate wood flooring. TV aerial point with satellite connection. Triple shade light fitting.

4.83m x 3.33m (15'10" x 10'11") approx

FITTED KITCHEN

Fitted with oak effect floor and wall units, including leaded glass display and larder cabinets, complemented by granite effect work surfaces, and splashback tiling. Stainless steel sink and drainer with mixer tap. The 4-burner gas hob with chimney style extractor canopy above and electric oven/grill below, washing machine, new fridge and freezer will all remain. Circular spotlight fitting. Partially glazed door opening into the conservatory. Vinyl tile effect flooring.

3.02m x 2.21m (9'11" x 7'3") approx

CONSERVATORY

Glazed on three sides, this welcome addition to the home offers a relaxing space overlooking the garden. Roller blinds and ceramic floor tiles.

3.33m x 2.82m (10'11" x 9'3") approx

DOUBLE BEDROOM 1

This good sized double bedroom benefits from extensive hanging and shelving facilities within a mirror-fronted wardrobe. Brass candelabra fitting. Vertical blind and curtains fitted to the front facing window. Laminate wood flooring.

3.25m x 2.82m (10'11" x 9'3") approx

DOUBLE BEDROOM 2

This time enjoying a quiet aspect to the rear of the home and offering floor space to accommodate free-standing furniture. Built-in shelved cupboard. Triple shade light fitting. Vertical blind and curtains.

3.48m x 3.1m (11'5" x 10'2") approx

SHOWER ROOM

Fully tiled shower room fitted with a modern white wc, light wood vanity cabinet incorporating a counter-sunk wash basin with mixer tap, and glazed corner shower enclosure fitted with mains shower and curved sliding doors. Fitted mirror above the wash basin. Chrome ladder style radiator. Opaque side facing window fitted with roller blind. Recessed downlighters and extractor fan. Ceramic floor tiles.

OUTSIDE

The front garden is enclosed by a low Fyfestone wall, laid in stone chips/paving stones for easy maintenance, with mature flowering shrubs offering a welcome splash of colour. A long tarmac driveway at the side provides convenient off-road parking for several cars. Outside light and water tap. The paved rear garden is enclosed by metal gates and wooden fencing and offers a child and pet friendly space. Wooden shed. Rotary clothes dryer.

DIRECTIONS

Travel south from Aberdeen via the A92 dual carriageway, taking the second entrance into Portlethen where signposted. At the roundabout proceed onto Muirend Road and continue past the Retail Park. Turn right into Rowanbank Road, and right again into Mossie Drive where number 46 is situated on the right hand side of the road.

VIEWING

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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