



## TERRACED DWELLINGHOUSE

61 BALQUHARN CIRCLE  
PORTLETHEN, AB12 4AH

ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
FITTED KITCHEN  
3 BEDROOMS  
BATHROOM  
GCH/DG  
GARDEN  
DRIVEWAY



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



Offers Over

**£170,000**



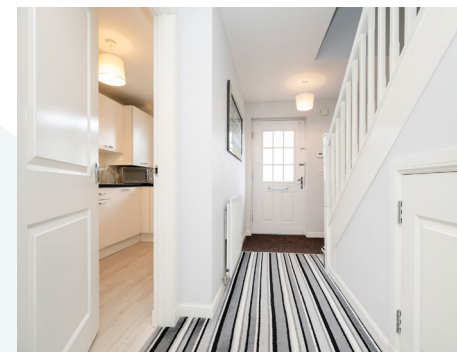
We are delighted to offer for sale this attractive, three bedroom, terraced dwellinghouse which forms part of a modern yet established residential development located in the Hillside area of the popular coastal village of Portlethen. Offering a good level of nicely presented accommodation spanning two floors, benefits include a gas fired central heating system, uPVC double glazing, mirrored wardrobes in each of the double bedrooms, and a loc bloc driveway with convenient off-road parking space. Of particular appeal is the completely private, south facing rear garden which offers a pet and child friendly environment with a backdrop of tall trees.

The home is accessed at the front via a welcoming hallway with convenient cloakroom/toilet and large shelved built-in storage cupboard. Enjoying a quiet rear aspect with direct access to the garden via french doors is the comfortably proportioned lounge. Boasting a striking accent wall with aerial for wall mounted TV, the floor is carpeted and full length curtains on a metal pole adorn the patio doors. The superbly appointed kitchen is located to the front of the home and is fitted with a comprehensive range of white base and wall mounted cabinets complemented by under-unit lighting and contrasting granite effect work surfaces. Appliances to remain include a stainless steel 4-burner gas hob with chimney-style extractor canopy above, and electric oven/grill below; integrated washing machine and dishwasher. A stylish feature certain to appeal is the suspended shelving with recessed lighting which extends along one wall. The floor is laid in wood effect vinyl and a micro venetian blind is fitted to the window. A carpeted staircase with open spindle balustrade ascends to the first floor landing where there is hatch access to the attic space. Both of the double bedrooms enjoy an open outlook, are carpeted, and finished with co-ordinating pendants, roller blinds, and curtains. The wall mounted TV in the principal bedroom will remain. The smallest of the three rooms on the first floor is meantime dedicated to storage space, is carpeted, and has a rear facing window. This versatile room could also be used as a home office or nursery/child's bedroom. Completing the accommodation is the smart bathroom which is fitted with modern white sanitary ware, comprising: wc with recessed cistern, and counter-sunk wash basin with mixer tap, both housed within a light wood coloured vanity cabinet; and bath, above which is a mains shower and glass screen. Attractive splashback tiling, chrome towel rails and vinyl wood effect flooring complete the look.

Representing an ideal choice for a first time buyer, couple or young family, interior viewing is essential to fully appreciate this charming home with enviable outdoor space.

#### LOCALITY

The property is located a few minutes' drive to the south of the City of Aberdeen, and is particularly convenient for the business parks at Altens, Tullos, and Badentoy. The suburb of Portlethen boasts 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, with regular rail and bus links providing a quick route to and from Aberdeen.



#### ENTRANCE HALL

#### CLOAKROOM

#### LOUNGE

#### FITTED KITCHEN

#### FIRST FLOOR

#### BEDROOM 1

#### BEDROOM 2

#### BEDROOM 3/BOXROOM

#### BATHROOM

4.09m x 3.71m (13'5" x 12'2") approx

3.35m x 1.47m (11' x 4'10") approx

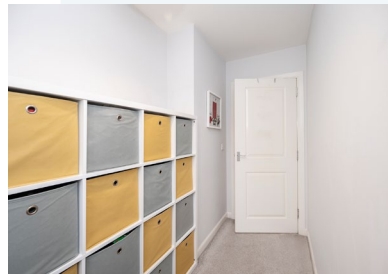
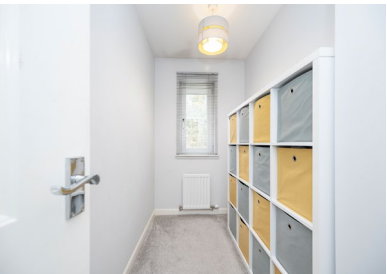
3.58m x 3.43m (11'9" x 11'3") approx

2.92m x 2.69m (9'7" x 8'10") approx

2.92m x 1.47m (9'7" x 4'10") approx

2.03m x 1.65m (6'8" x 5'5") approx





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## OUTSIDE

The front of the property is laid in loc blocs to provide a convenient off-road parking space. Fully enclosed by high wooden fencing at the rear with a backdrop of tall trees, the garden is laid in artificial grass with stone filled borders. Enjoying a completely private and sunny aspect, a paved patio provides an ideal spot for outdoor relaxation, and the wooden store will remain. Water taps to the front rear. Outside lighting.

## DIRECTIONS

Travelling south from Aberdeen on the A90, take the first exit signposted Portlethen. Take the third exit off the roundabout and proceed on before turning third right into Balquharn Drive. Take the second entrance into Balquharn Circle where number 61 is located on the right hand side of the road.

## VIEWING

Tel 07562 968264 or 07562 968251

## 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.

