



DETACHED DWELLINGHOUSE WITH CONSERVATORY

71 BOSWELL ROAD
PORTLETHEN, AB12 4BA

VESTIBULE

HALL

LOUNGE

KITCHEN/DINER

CONSERVATORY

MASTER BEDROOM/EN-SUITE

2 BEDROOMS

BATHROOM

GCH/DG

GARDENS

DRIVEWAY



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



Offers Over

£225,000

We are pleased to offer for sale this desirable, three-bedroom, detached dwellinghouse which is located within an established residential development in the popular suburb of Portlethen. Offering a generous level of stylishly presented accommodation spanning two floors, benefits include a gas fired central heating system with efficient combi boiler and new radiators in certain rooms, uPVC replacement double glazed windows and external doors, and regulation compliant smoke and heat detectors. Recent improvements to the home include the installation of a smart new first floor bathroom, a new cloakroom has been fitted at the entrance level, and practical new laminate wood flooring has been fitted throughout most of the ground floor accommodation. The original switch plates throughout the home have been replaced in black nickel, and the windows are fitted with new roller and white wood effect venetian blinds, which are included in the sale.

Access to the home is via the bright entrance vestibule which houses the cloakroom/toilet and is fitted with a contemporary white w/c and vanity drawer unit incorporating a wash basin with waterfall tap on a tiled splashback wall. The instantly appealing lounge is generously proportioned and features the staircase on open plan. Generously proportioned, this tastefully presented room has a front facing window, is fitted with grey coloured flat panel radiators, and lighting is by a central opaque glass/metal fitting controlled by a dimmer switch. There is direct access to the kitchen/diner from this room. Boasting a comprehensive range of quality oak shaker-style cabinets finished with polished chrome handles and contrasting grey granite effect work surfaces, the superb kitchen affords ample space for dining. Integrated appliances to remain include a 4-burner gas hob with integrated extractor hood and coloured glass splashback above, and electric oven/grill below; washing machine; fridge/freezer; and dishwasher. The central heating boiler is concealed within a wall unit, and a convenient understairs cupboard houses a tumble dryer, which will remain. Accessed from the kitchen/diner via glazed double doors, the light filled conservatory forms a fabulous addition to the home, and is an ideal space for quiet relaxation, with French doors providing direct access to the rear garden. Returning to the lounge, the recently carpeted staircase ascends to the first floor hall where there is hatch access to the attic space via a pull down ladder. Located at the front of the home, the attractive master bedroom affords ample floor space to accommodate a range of free-standing furniture, and there is a wall mounted TV bracket. En-suite to this bedroom is a bright shower room fitted with a white w/c, wash basin in a vanity unit, and recessed shower enclosure. A further rear facing double bedroom enjoys a quiet and private aspect to the rear and benefits from floor-to-ceiling fitted wardrobes. Bedroom 3 is located to the front of the property, is meantime used as a home office, but could also be used as a child's bedroom or nursery. Completing the accommodation is the lovely, fully tiled bathroom which has laminate wood flooring and an opaque rear facing window fitted with wood effect venetian blind. The modern white sanitary ware comprises w/c with recessed cistern and counter-sunk wash basin with waterfall mixer tap, both housed within a dark wood vanity cabinet; and bath, above which is a mains shower fitted with fixed rainfall and flexible shower heads, and glass screen. Outside, the roof soffits have recently been repainted. The paved driveway offers convenient off-road parking for two cars at the side. The gardens are designed for low maintenance and offer a particularly private and child-friendly environment at the rear.

Representing an ideal choice for a couple or young family, interior viewing of this delightful home is strongly recommended.

LOCALITY

Portlethen is located a few minutes' drive to the south of the City of Aberdeen by dual carriageway and is particularly convenient for the business parks at Altens, Tullos, and Badentoy. The area 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 or the picturesque coastal town of Stonehaven which lies some 8 miles to the south.

ENTRANCE VESTIBULE

CLOAKROOM

LOUNGE

5.41m x 4.39m (17'9" x 14'5") approx

KITCHEN/DINER

4.39m x 2.44m (14'5" x 8') approx

CONSERVATORY

4.39m x 3m (14'5" x 9'10") approx

FIRST FLOOR

MASTER BEDROOM

3.48m x 2.59m (11'5" x 8'6") approx

EN-SUITE

BEDROOM 2

3.25m x 2.44m (10'8" x 8') approx

BEDROOM 3

2.62m x 1.75m (8'7" x 5'9") approx

BATHROOM





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e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

OUTSIDE

The front garden is laid in grass with a paved path leading to the property, and a driveway at the side providing convenient off-road parking for two cars. Fully enclosed by high wooden fencing with a backdrop of tall trees providing a good degree of screening and privacy, the rear garden offers a child and pet friendly environment with a paved patio ideally positioned for outdoor relaxation or al fresco dining. The remainder of the garden is laid in grass. Wooden shed and water tap.

DIRECTIONS

Travel south from Aberdeen along the A90 taking the second exit from the dual carriageway into Portlethen. At the roundabout, take the third exit onto Muirend Road. Turn first right into Boswell Road and then right again, following the road round to number 55 which is located on the right hand side of the road, clearly identified by our for sale sign.

VIEWING

Tel 07597 563404

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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