



DETACHED DWELLINGHOUSE

7 MARSH PLACE
PORTLETHEN, AB12 4SW

PORCH
HALL
LOUNGE/DINING AREA
KITCHEN
UPPER HALL
3 BEDROOMS
BATHROOM
GARDENS
GARAGE
GAS C.H & D.G.



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



Offers Over

£198,500

Providing excellent family accommodation we are pleased to offer for sale this spacious Three Bedroom Detached Dwellinghouse which enjoys a pleasant location within a quiet cul de sac which forms part of a well established residential area close to all local amenities. The property benefits from gas fired central heating and is fully double glazed. Entered by a bright and airy entrance porch ad hallway the accommodation comprises of a spacious and bright lounge/dining room which is set on open plan and has dual aspect windows enjoying views over both the front and rear gardens, an archway also provides a serving hatch through to the kitchen from the dining area. Overlooking the rear garden the kitchen has been fully fitted with a range of modern base and wall units with integrated oven, hob and extractor hood and space for a range of white goods. A carpeted staircase leads to the upper hallway off which all three generously proportioned double bedrooms and the centrally situated family bathroom, attractively tiled and fitted with a three piece white suite and shower above the bath, are located. Outside a loc bloc driveway provides ample off street parking and leads to the single garage. The gardens to both front and rear have been mainly laid to lawn with a paved patio area and a garden shed located to the rear.

LOCALITY

The property is located in a quiet cul de space in the popular suburb of Portlethen which is within a few minutes drive to the south of the City of Aberdeen and is particularly convenient for the industrial estates and offices at Tullos and Altens. Portlethen boasts a wide range of amenities including primary and secondary schools, which are within easy walking distance, a health centre and a variety of shopping facilities including an Asda superstore. Recreational facilities including a bowling green, swimming pool, and 18 hole golf course. Regular bus and train links also provide quick access to and from Aberdeen.

PORCH HALL

2.20m x 1.65m (7`3" x 5`5") approx

LOUNGE/DINING AREA

6.55m x 4.14m (21`6" x 13`7") approx

KITCHEN

3.22m x 2.94m (10`7" x 9`8") approx

UPPER HALL

DOUBLE BEDROOM 1

3.50m x 3.09m (11`6" x 10`2") approx

DOUBLE BEDROOM 2

3.45m x 3.17m (11`4" x 10`5") approx

DOUBLE BEDROOM 3

2.80m x 2.28m (9`2" x 7`6") approx

BATHROOM

2.28m x 1.81m (7`5" x 6`) approx





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OUTSIDE

A loc bloc driveway to the front of the property provides off street parking and leads to the Single Garage which is fitted with power and light and has a door leading to the rear garden. The garden to the front of the property has been mainly laid to lawn with flower borders. The good sized rear garden has also been mainly laid to lawn with a paved patio area and wooden garden shed.

DIRECTIONS

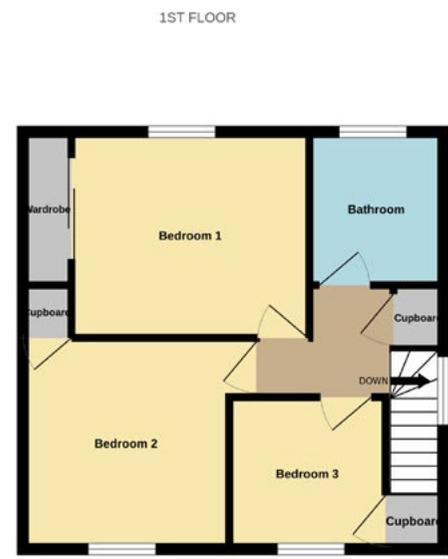
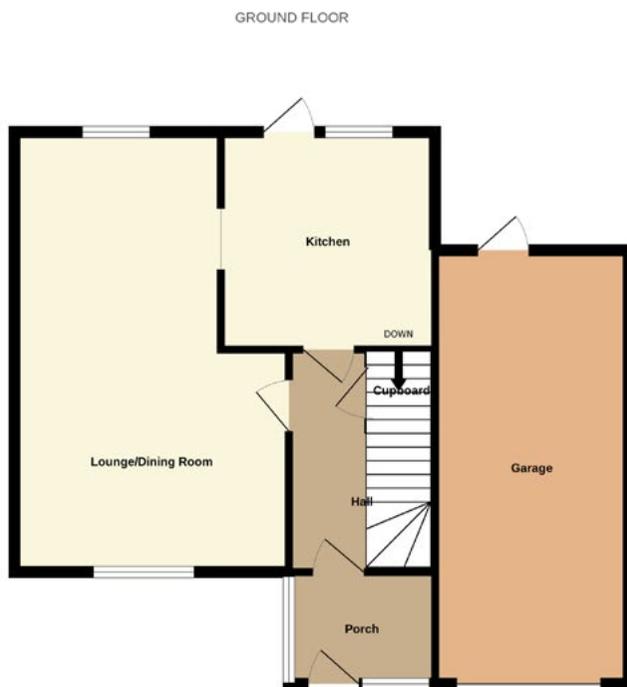
Travel south from Aberdeen on the A90 dual carriageway. Take the second exit off the dual carriageway into Portlethen and at the roundabout take the third exit into Muirend Road. Follow this road for some distance taking the fourth road on the right into Broomfield Road and first left into Marsh Place, the property is located at the end of the cul de sac.

VIEWING

By contacting Solicitors

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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