



## 2 Ash Court

Portlethen, Aberdeen, AB12 4XH

ledingham  
chalmers  
estate agency





Lounge





Dining kitchen



Dining area

## 2 Ash Court Portlethen, Aberdeen, AB12 4XH

**Beautifully presented two bedroom semi-detached dwelling house with large garden and driveway**

- Semi-detached with driveway and garden
- Two good sized bedrooms and modern decor
- Perfect first time or young family purchase
- Close to all local amenities and schools
- Quality dining kitchen and bathroom
- Gas central heating and double glazing



**Two** beds.



**One** bathroom.



**One** public room.



## Beautifully presented two bedroom semi-detached dwelling house with large garden and driveway

Situated in a popular, modern yet established residential area, this beautiful two bedroom semi-detached dwelling occupies a lovely site and would be an ideal purchase for a first time buyer, young family or those looking to downsize.

The property is in immaculate order affording the opportunity to move in with the minimum of inconvenience and amongst its added features enjoys the benefits of gas central heating, double glazing, a modern fitted kitchen with various integrated appliances and contemporary decor throughout. The fully enclosed rear garden features a lovely corner aspect to the rear and a raised deck offers a perfect environment to relax and enjoy the seasons.

The entrance vestibule is light and fresh, light tones present an airy welcome which is continued into the lounge and an internal door gives access to the lounge.

The lounge benefits from a large front aspect picture window allowing a high degree of natural light to flood in. The feature wall decor is attractive and compliments the cool grey tones and laminate wood flooring. There is ample space for a variety of free standing furniture. The lounge stairs have been cleverly concealed, but are still open plan to the lounge to the upper level. A large under stair cupboard caters for ample storage needs.



Bedroom one



Bedroom two





Bathroom

The modern fitted kitchen has a comprehensive range of wall and base mounted units with co-ordinating work surface. A gas hob and oven are inset. There is also an under unit washing machine. The ceiling spotlights complete the look. A free standing table invites informal dining and the rear patio doors gives a lovely inside/outside floor to the garden.

A carpeted staircase with inset lighting rises to the second level, a large storage cupboard on the landing is ideal as a linen cupboard and there is a roof hatch to the loft.

The first of two generous proportioned bedrooms has a front aspect. There is a most handy wall of open fronted fitted wardrobes, which give ample hanging rails and space for a wall mounted TV. The contemporary light and grey decor compliments well with the quality carpeting. The second double bedroom is also immaculately presented with generous proportions and a view over the rear garden.

Completing the accommodation, viewers will not be disappointed to find a beautiful, modern bathroom suite. Fitted to the highest of standards, the white bathroom suite has a sink inset to a storage cupboard, double bath with mains shower above. The tasteful aqua panelling is sleek and contrasts well with the bath panel and inset tilling.

On the outside the front driveway allows parking for two cars, and leads to an enclosed gate to the rear. The rear garden is a good size, with two wooden sheds which will remain as part of the sale. The patio area is laid with stone paving and there is a sun trap deck patio for alfresco dining. The lawn has borders with stone gravel and attractive planting.

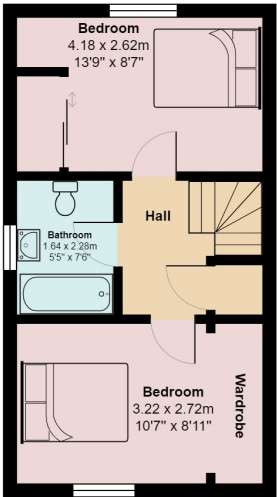
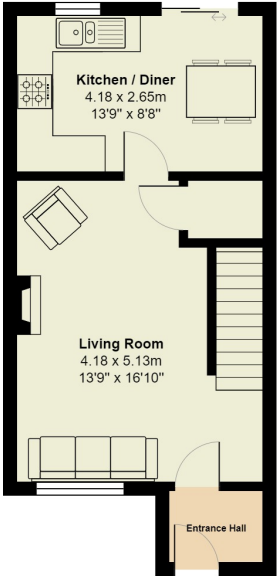
Early viewing is essential to appreciate the level of accomodation on offer.



Garden

Accommodation and plans

Lounge	13'9" x 16'10"	4.19m x 5.13m
Kitchen	13'9" x 8'8"	4.19m x 2.64m
Bedroom	10'7" x 8'11"	3.23m x 2.72m
Bedroom	13'9" x 8'7"	4.19m x 2.62m
Bathroom	5'5" x 7'6"	1.65m x 2.29m



## Directions

From Aberdeen travel South on the A90 Dual Carriageway taking the second exit into Portlethen. Take the third exit at the roundabout onto Muirend Road and right at the end of this road on to Bruntland Road. Turn left into Berrymuir Road and then right into Ash Court.

## Location

Portlethen is a popular expanding residential area which is approximately 10 minutes' drive south from Aberdeen city centre and linked to Aberdeen City by good commuter roads. The area is well served by local shops including an Asda Superstore (plus new Aldi store in July 2021), by public transport facilities and a wide range of sporting and recreational attractions are available in the area, including a local Community Centre, Swimming Pool and an 18 hole golf course. The property is situated withing walking distance to the local primary (including brand new school nursery) and secondary schools, the afterschool club, the library, swimming pool, the convenience store and the pub. There is also a GP Practice, an NHS Dentist and a private Nursery. The location is also particularly convenient for the oil related offices at Badentoy, Portlethen and at nearby Altens in Aberdeen.

## Arrange a viewing

Viewing By appointment telephone 07852750807 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.