



131 Whinpark Circle | Portlethen | Aberdeen | AB12 4ST

One Bedroom Ground Floor Flat

**Fixed Price £54,750**

We offer for sale this one bedroom ground floor flat in the popular suburb of Portlethen. The property benefits greatly from the much sought after feature of private parking and presents an ideal opportunity for a potential first time buyer. Located within a quiet cul de sac, the property is in an established residential area of Portlethen with many local amenities nearby and within walking distance.

The property first comprises of a spacious living area with the kitchen and lounge set to open plan. The lounge area enjoys an outlook to the front of the property and space for a variety of furniture finished in a neutral decor with a feature wall. The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surfaces along with space for under counter appliances.

The bedroom is conveniently located to the rear of the property and has again been finished in a modern neutral decor. The room offers space for free standing storage furniture and also benefits from a storage cupboard. The upgraded shower room has been fitted with a modern and stylish suite comprising a w.c. hand wash basin and enclosed shower cubicle.

To the exterior, the property benefits greatly from the previously mentioned private parking alongside a lawn area with rotary dryer.

## ACCOMMODATION

Lounge  
14'8" x 6'8" (4.47m x 2.03m) approx.  
Kitchen  
7'7" x 5'7" (2.31m x 1.7m) approx.  
Double Bedroom  
15'9" x 6'7" (4.8m x 2.01m) approx.  
Shower Room  
6'1" x 5'7" (1.85m x 1.7m) approx.

Private Parking

Double Glazing

Drying Green

EPC Band - E



**Lounge**



**Lounge**



**Kitchen**



**Double Bedroom**



**Double Bedroom**



**Shower Room**

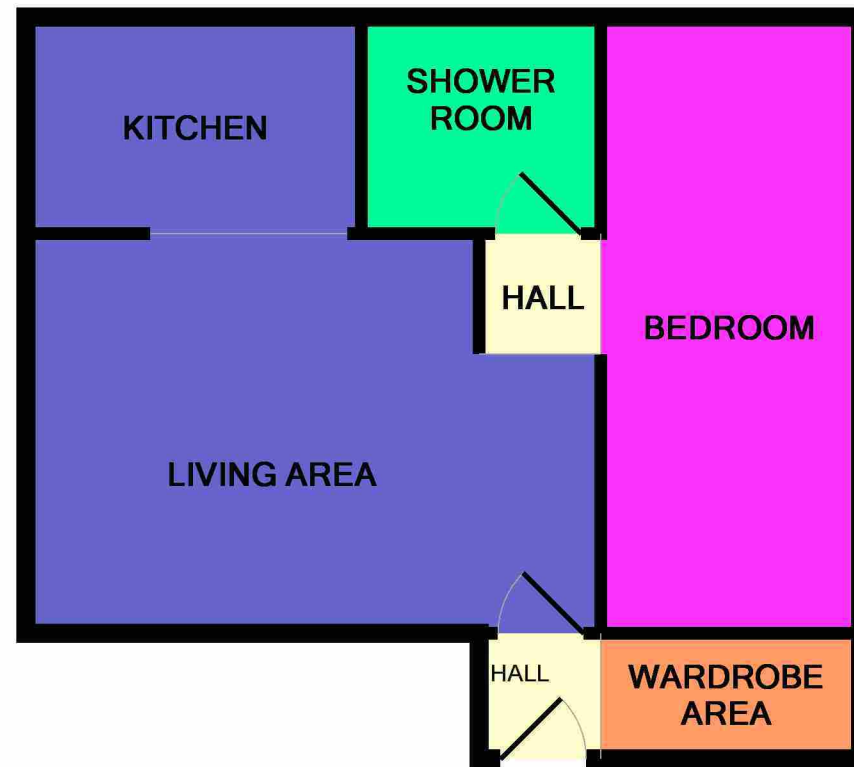




**Rear**



**Rear**



**Floorplan**

## Property location



Directions: Travelling south from Aberdeen on the A90 leave the dual carriageway at the first entrance following the Asda Superstore. Take the third exit at the roundabout and continue along Muirend Road. Whinpark Circle is the third exit on the left. Follow Whinpark Circle through two right hand bends, turning left into a side section. The property is located at the end of the road on the right.

Location: Portlethen is a popular town, only a short drive south of Aberdeen City Centre, which is served by both regular rail and bus services. Both primary and secondary education are catered for in the town along with a host of amenities including a health centre, church, village hall, swimming pool, 18 hole golf course, restaurants, pubs and a range of shops

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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 close 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.