



98 Oak Drive

Portlethen , Aberdeen, AB12 4XU

ledingham
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estate agency



Lounge



Kitchen



Kitchen

**98 Oak Drive
Portlethen , Aberdeen, AB12 4XU**

Tastefully presented two bedroom semi-detached dwelling house with driveway parking

- Ready to move into property
- Two double bedrooms with ample storage
- Beautiful modern decor throughout
- Recently replaced bathroom and kitchen
- Close to all local amenities
- Gas central heating and double glazing



Two beds.



One bathroom.



One public room.

Tastefully presented two bedroom semi-detached dwelling house with driveway parking

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 private 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, soft white tones present an airy welcome which is continued into the lounge. There is a useful cupboard for storage and houses the fuse box 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 subtle and compliments the cool grey tones and laminate wood flooring. There is ample space for a variety of free standing furniture. Within the lounge stairs run to the upper level, with an unobtrusive white balustrade banister.



Bedroom one



Bedroom two



Bathroom

The recently fitted kitchen has a comprehensive range of soft grey gloss wall and base mounted units with co-ordinating work surface. A gas hob and combination over are inset. There is also a integrated fridge freezer, washing machine and dishwasher. The ceiling spotlights complete the look. A free standing peninsular table with high stools invites informal dining and the rear door gives access to the garden.

On the upper level landing there is a roof hatch to the partially floored loft space. The loft houses the boiler and is fitted with a ladder.

The first of two generous proportioned bedrooms has a rear aspect with views to the countryside and sea beyond. There is a most handy wall of fitted wardrobes with mirror sliding doors. The contemporary decor continues and the feature tartan wall paper adds a cosy feel. The second double bedroom is also immaculately presented, features quality carpeting and a deep cupboard provides additional storage.

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, bath with mains shower above. The full grey tiling is sleek and contrasts well with the laminate flooring.

On the outside, the front of the property has been fully tarred to provide ample parking for at least two cars. And to the rear, the current owners have thoughtfully placed a sun trap decked patio to the rear of the fully enclosed garden. The deck enjoys a sheltered position and alfresco dining with BBQ and seating can be enjoyed. The rear aspect of the garden is not overlooked and there is view to the countryside and sea beyond.

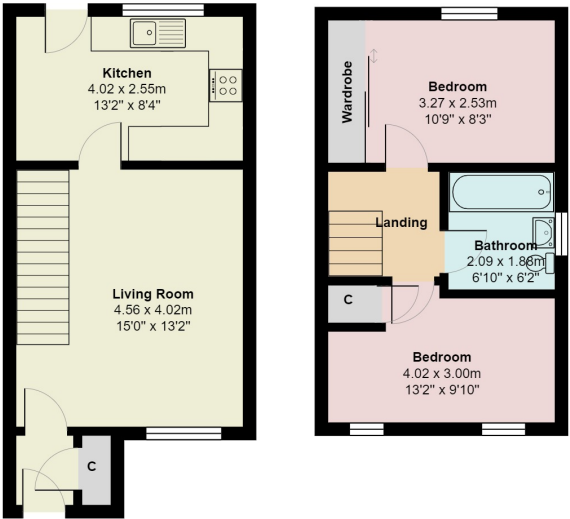


Garden

Accommodation and plans

Lounge	15'0" x 13'2"	4.57m x 4.01m
Kitchen	13'2" x 8'4"	4.01m x 2.54m
Bedroom one	10'9" x 8'3"	3.28m x 2.52m
Bedroom two	13'2" x 9'10"	4.01m x 3m
Bathroom	6'10" x 6'2"	2.08m x 1.88m

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Directions

Travel south from Aberdeen on the A90 dual carriageway and take the second exit into Portlethen. Turn right at the roundabout into Muirend Road and continue to the end turning left into Bruntland Road. Oak Drive is the first turning on the right. Continue ahead and take the left where the property is situated on the right hand side

Location

Portlethen is a popular town approximately 10 minutes drive south from Aberdeen city centre. Served by both regular rail and bus services. Both primary and secondary education are catered for in the town. Other amenities include a health centre, church, village hall, swimming pool and 18-hole golf course, restaurants, pubs and a range of shops.

Arrange a viewing

Viewing By appointment telephone **07479462558** or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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