



14 Cairngrassie Circle | Portlethen | Aberdeen | AB12 4TZ

Two Bedroom Terraced Villa

**Fixed Price £129,750**



We are pleased to offer for sale this well proportioned two bedroom terraced villa in the popular and well established residential area of Portlethen. The property offers well presented accommodation throughout with the added benefit of private allocated parking and an attractive fully enclosed rear garden.

The accommodation firstly comprises of an entrance vestibule allowing access to the main accommodation being the generous lounge. The lounge has been finished in a pleasing neutral decor and allows space for a variety of furnishings whilst also permitting access to the first floor and kitchen. Having been fitted with a range of base and wall units, the kitchen offers plentiful storage and work surfaces along with an attractive outlook to the rear.

To the first floor, there are two well proportioned double bedrooms, both allowing space for various bedroom furniture. The upgraded bathroom offers a white suite comprising a w.c., hand wash basin and shower over bath.

As previously mentioned, the property benefits from both private allocated parking and an attractive rear garden primarily laid to lawn with patio area to the rear.

## ACCOMMODATION

### (Ground Floor)

Lounge

15'3" x 11'8" (4.65m x 3.56m) approx.

Kitchen

11'8" x 4" (3.56m x 1.22m) approx.

### (First Floor)

Double Bedroom

9'10" x 8'8" (3m x 2.64m) approx.

Double Bedroom

11'10" x 7" (3.61m x 2.13m) approx.

Bathroom

5'9" x 6'8" (1.75m x 2.03m) approx.

Gas Central Heating

Double Glazing

Private Parking

EPC Band C



Lounge



**Lounge**



**Kitchen**





**Kitchen**



**Double Bedroom**



**Double Bedroom**



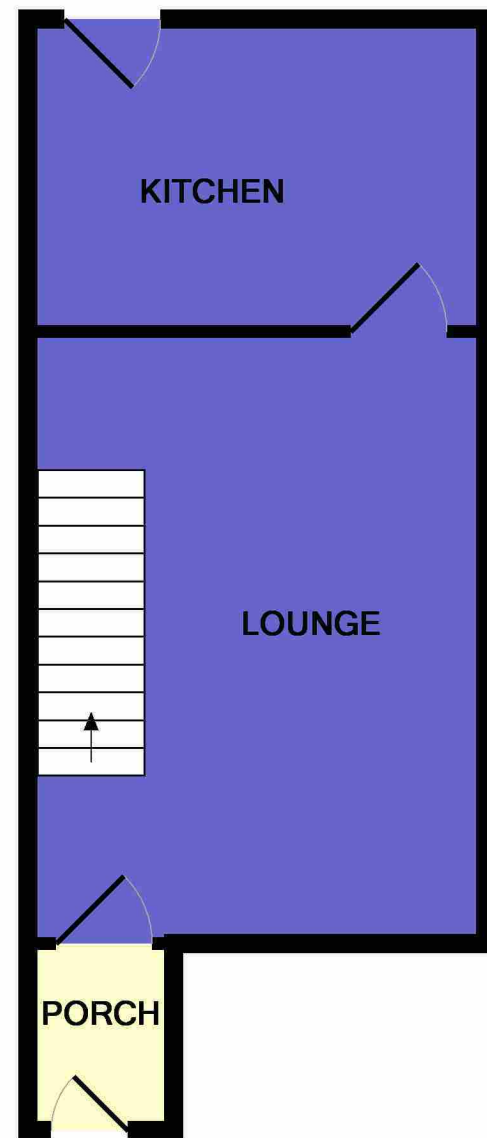


**Double Bedroom**

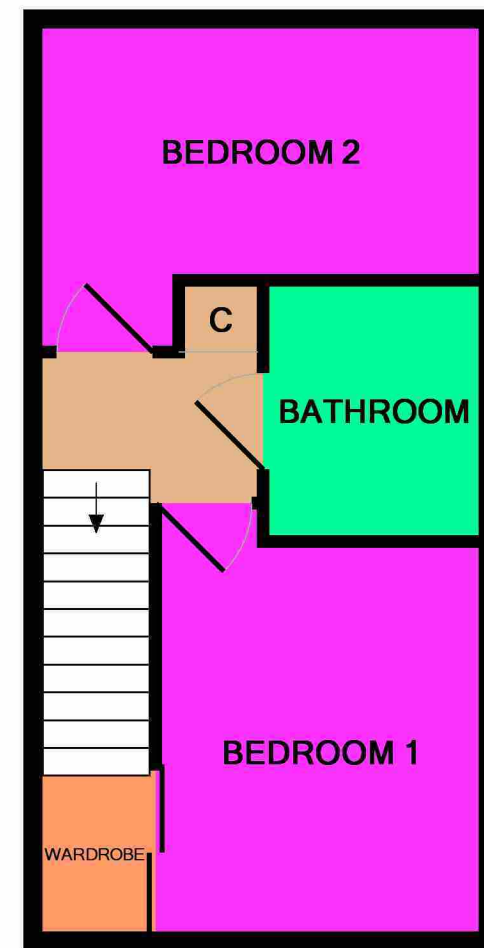


**Bathroom**





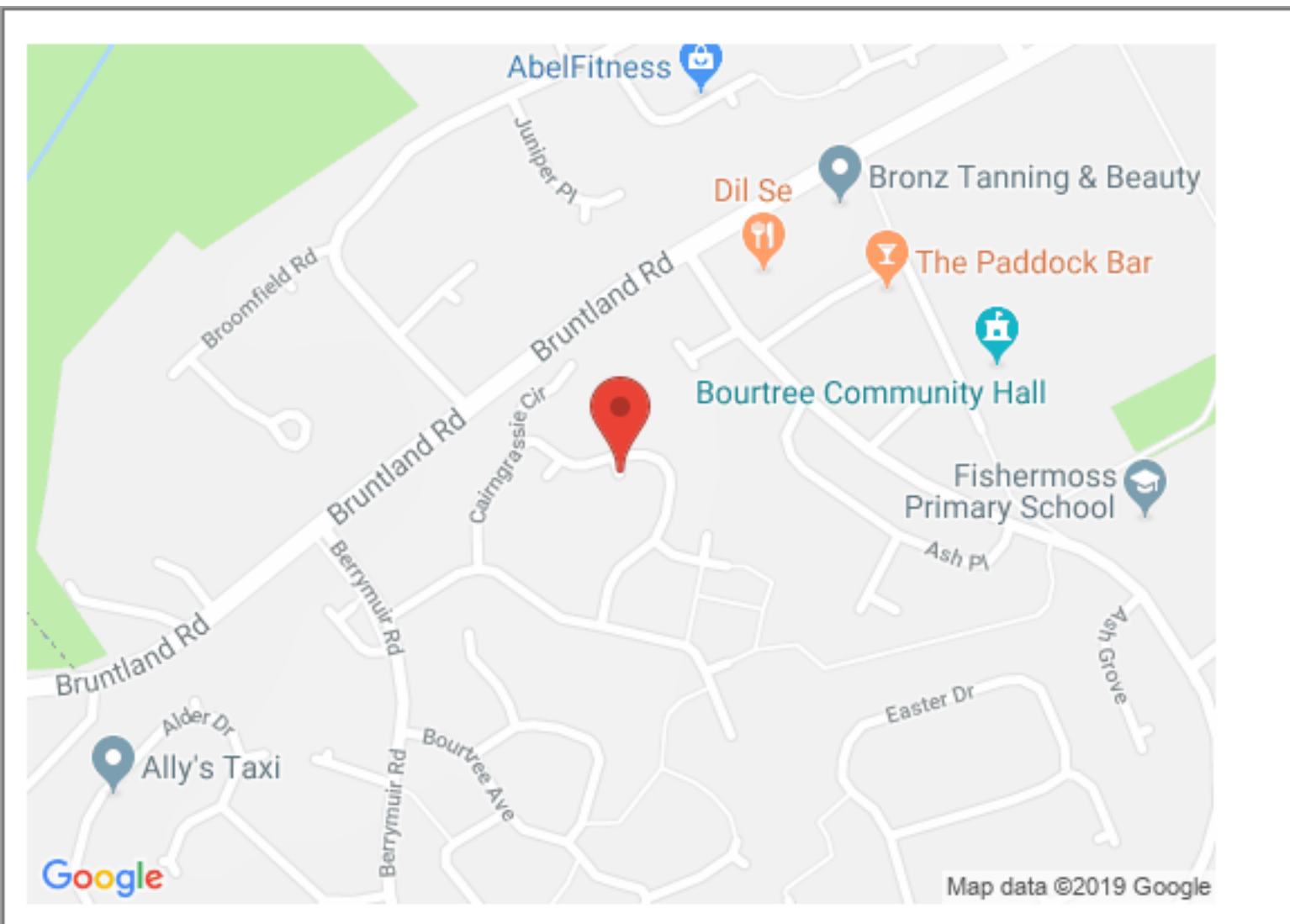
GROUND FLOOR



1ST FLOOR

# Floorplan

## Property location



## Directions

Travelling south on the A90 take the third entrance into Portlethen and turn first right onto Berrymuir Road. Take the first left into Cairngrassie Drive and take the first left for Cairngrassie Circle.

## 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.