



8 Eskywell Place
Aberdeen, AB12 4PD

ledingham
chalmers
estate agency



Lounge



Lounge (alt view)



Dining kitchen

8 Eskywell Place Aberdeen, AB12 4PD

Beautifully presented four bedroom detached villa on a desirable corner plot with generous private parking.

- Beautifully presented four bedroom property.
- Envious corner plot with fully enclosed secure garden
- Spacious living accommodation
- Fresh neutral decor throughout
- Great location for access to both north and south of the
- Gas central heating and double glazing



Four beds.



Two bathrooms.



Two public rooms.

Beautifully presented four bedroom detached villa on a desirable corner plot with generous private parking.

We are delighted to offer for sale this immaculately presented, four bedroom detached family dwelling house which enjoys an enviable position within the popular suburb of Portlethen. This spacious family home benefits from double glazed windows and gas central heating, a fully enclosed private rear garden and generous private parking to the front of the property, comfortably accommodating 3 cars. On entering the property, we find a light and airy hall way decorated in neutral tones and finished with real wood flooring. From here we are led to the lounge, dining kitchen, dining room and wc. The lounge is generous in size providing ample space for free standing furniture and is flooded with natural light due to the extensive picture window overlooking the front of the property. Decorated in muted neutral tones, this room offers beautiful living space. The dining kitchen is found off the hall also and is tastefully fitted with ample cream base and wall units, complimented by contrasting work tops and tiles and is well appointed with integrated oven, dishwasher, fridge freezer and five burner gas hob.



Dining room



Master bedroom



Bedroom



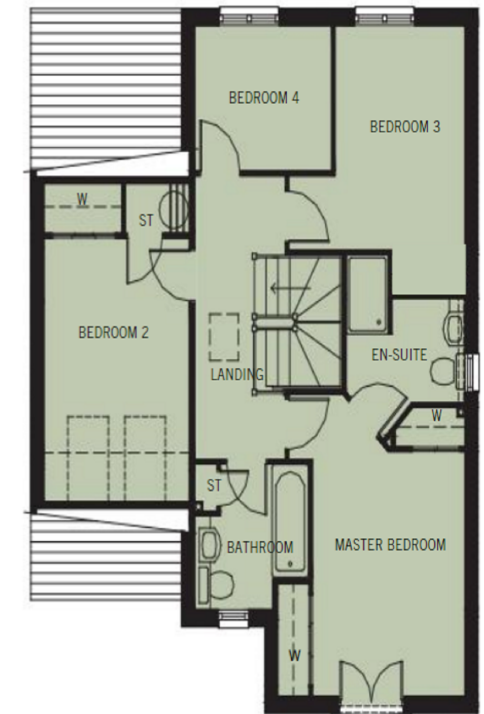
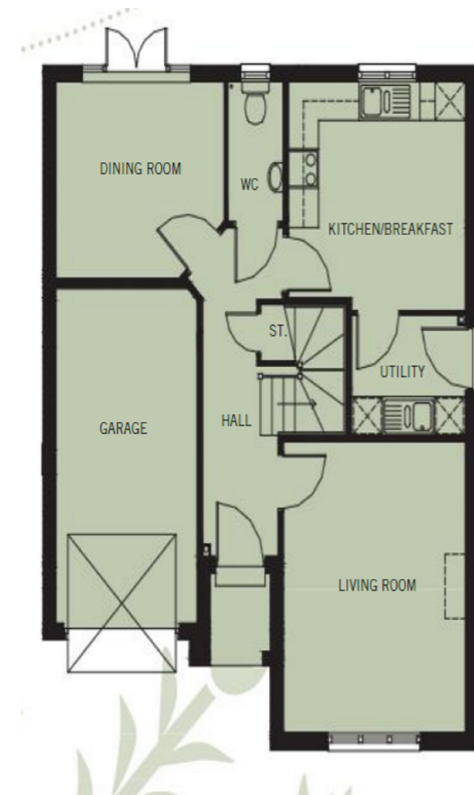
Exterior rear

The utility room is found off the kitchen and provides further base units and access door to the side of the property. The downstairs accommodation is completed by a generous storage cupboard, freshly decorated WC and attractive dining room that is light and airy and benefits from patio doors leading out to the patio area in the rear garden where al fresco dining can be enjoyed. The second floor accommodation comprises of three immaculately presented double bedrooms and a further single bedroom and family bathroom. The master bedroom has a faux Juliet balcony, two mirror fronted double fitted wardrobes and the ensuite is finished with contemporary colours, white sanitary ware and is light and airy due to the opaque window to the side of the property. The further two double bedrooms also have fitted mirror fronted double wardrobes and the one to the front of the property has two velux windows giving generous light to the room. The family bathroom is finished in light neutral colours with white sanitary ware and wood effect vanity storage. There is a mains shower over the bath, WC and sink.

To the rear, there is a large fully enclosed private garden predominantly laid to lawn. This is an especially generous garden due to the positing of the enviable corner plot. There is a single attached garage, accessible from the front of the property and the drive way is laid with lock block.

Accommodation and plans

Lounge	15'1" x 12'0"	4.6m x 3.66m
Kitchen	10'3" x 9'9"	3.12m x 2.97m
Utility	7'9" x 4'4"	2.36m x 1.32m
Dining room	11'0" x 9'1"	3.35m x 2.77m
WC	6'9" x 3'6"	2.06m x 1.07m
Master bedroom	13'4" x 9'4"	4.07m x 2.85m
Ensuite	6'11" x 5'2"	2.11m x 1.58m
Bedroom	13'9" x 9'4"	4.19m x 2.85m
Bedroom	11'0" x 9'10"	3.35m x 3m
Bedroom	8'8" x 6'11"	2.64m x 2.11m
Family bathroom	5'9" x 3'11"	1.75m x 1.19m



Directions

From Aberdeen travel South on the A90 dual carriageway and take the exit sign posted for Findon/Portlethen. Turn right at the roundabout. At the second roundabout continue straight ahead and upon approaching the development and take the first left onto Mossie Avenue and follow the road round. Eskywell Place is the fourth road on the right. Number eight is found on the right hand side.

Location

Portlethen is a thriving suburb lying to the south of Aberdeen within easy commuting distance of the City and the Industrial Estates and Tullos and Altens. The area benefits from a variety of local shops as well as Retail Park with major retail stores and both Primary and Secondary education are well catered for. Recreational pursuits including a Bowling Green, Swimming Pool and 18 hole Golf Course are all to be found within the Portlethen area. The AWPR is easily accessible.

Arrange a viewing

Viewing 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.