



36 Bothiebrigs Drive
Marywell, Aberdeen, AB12 4LA

ledingham
chalmers
estate agency



Lounge



Kitchen



Kitchen/Diner

**36 Bothiebrigs Drive
Marywell, Aberdeen, AB12 4LA**

Outstanding four bedroom detached family home

- Warm & welcoming immaculate family home
- Generous & stylish lounge
- Outstanding kitchen/diner, ideal for modern family life
- Master bedroom with en suite
- Three further generous bedrooms
- Fully enclosed rear garden with patio area and shed



Four beds.



Two bathrooms.



Two public rooms.

Outstanding four bedroom detached family home

Situated in a popular residential area of Marywell, we are delighted to offer for sale this outstanding four bedroom detached family villa.

Completed to a high specification by Barratt Homes with many additional upgrades, this warm and welcoming home truly suits the growing family offering spacious accommodation spanning over two floors and benefits from the modern conveniences of both gas central heating and double glazing.

Upon entering the accommodation, a welcoming hallway gives access to the lounge which is of generous proportions, flooded with light from the large window overlooking the front garden. The stairs to the upper floor, complete with stylish white balustrade and boasting a storage cupboard underneath, is located here.

To the rear of the ground floor is the contemporary modern kitchen and dining area, complete with a range of base and wall units with contrasting work surfaces, integrated appliances, ample space for a dining table and chairs, and features patio doors leading to the rear garden and access to the integrated garage.

Leading directly from the kitchen is the handy utility room with a range of units and space for laundry appliances, and a useful cloakroom that is fully plumbed for the addition of a shower as desired.



Master Bedroom



Bedroom Two



Bedroom Three



Rear Garden

Upstairs, the spacious landing provides access to the remaining accommodation with a cupboard housing the water tank.

The master bedroom is immaculately decorated with luxurious grey carpets, boasting built-in wardrobes with mirrored doors and an en suite shower room.

There are three further bedrooms, two of which offer built-in wardrobes with chic mirrored wardrobes and all affording space for free-standing furniture.

Completing this spacious home is the family bathroom which is fitted with a white three piece suite incorporating an over-bath shower, wall-mounted vanity above the sink pedestal and chrome heated towel rail.

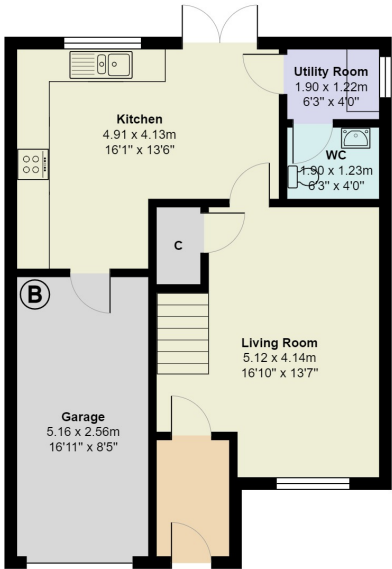
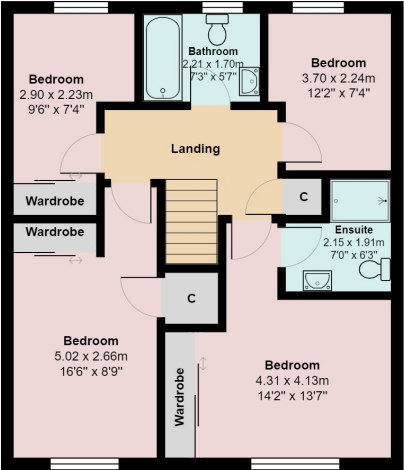
Externally, the property benefits from an extended tarred driveway providing off street car parking and leads to the integrated single garage.

To the rear, the fully enclosed garden is laid to lawn together with patio area providing an ideal spot for al fresco dining or entertaining alike and offers a perfect play space for children and pets.

Included in the sale are all fitted flooring, together with some light fittings and shades and the shed in the rear garden.

Accommodation and plans

Lounge	16'10" x 13'7"	5.13m x 4.14m
Kitchen/Diner	16'1" x 13'6"	4.9m x 4.12m
Utility Room	6'3" x 4'0"	1.91m x 1.22m
WC	6'3" x 4'0"	1.91m x 1.22m
Master Bedroom	14'2" x 13'7"	4.32m x 4.14m
En Suite	7'0" x 6'3"	2.13m x 1.91m
Bedroom Two	16'6" x 8'9"	5.03m x 2.67m
Bedroom Three	12'2" x 7'4"	3.71m x 2.24m
Bedroom Four	9'6" x 7'4"	2.9m x 2.24m
Bathroom	7'3" x 5'7"	2.21m x 1.7m
Garage	16'11" x 8'5"	5.16m x 2.57m



Directions

Travelling south from Aberdeen on the A92 towards Portlethen take the first exit signposted Portlethen. At the roundabout take the first exit, continuing along to the next roundabout and turn left onto Wellington Drive then first left continuing along Wellington Drive. Take the first right onto Checkbar Gardens turning left onto Bothiebrigs Drive where the property is indicated by our For Sale board.

Location

Marywell is ideally situated on the city's outskirts beside the AWPR, located between Cove and Portlethen and is within easy reach of the main arterial route south. The area also offers easy access to the business estates at Altens, Tullos and Portlethen. The city's wealth of amenities are easily accessible, being only 10 minutes to the Aberdeen City Centre, and the coastal suburbs of Cove and Portlethen nearby where a wide range of amenities can be found within the village itself. Schooling at primary level is also well catered for at Hillside Primary, with secondary education close by at Portlethen Academy. Shopping is well catered for at the nearby Portlethen Retail Park, hosting an Asda Supermarket, Argos and McDonalds. Altens Retail Park with Ikea, Makro, Starbucks is a short drive, also offering leisure facilities at Pure Gym and the Aberdeen Altens Hotel.

Arrange a viewing

Viewing By appointment telephone 07482 022202 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.

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