



59 Schoolhill Drive, Portlethen

Aberdeen , AB12 4PN

ledingham
chalmers
estate agency



Lounge



Kitchen



Bedroom

**59 Schoolhill Drive, Portlethen
Aberdeen , AB12 4PN**

**Five bedroom detached family home with
double garage**

- Well presented family home in Portlethen
- Sizeable accommodation though out
- Five double bedrooms
- Superb garden with landscaped patio
- Double garage and driveway
- Gas central heating and double glazing



Five beds.



Two bathrooms.



Three public rooms.

Five bedroom detached family home with double garage

We are delighted to offer for sale this impressive EXECUTIVE FIVE BEDROOM DETACHED VILLA with a sizeable secluded end of Cull de Sac plot and sizeable stand-alone double garage. Located within a new development of houses in the Portlethen area of the city, this property is well placed for easy access to all local amenities, the city and beyond with the new AWPR road links. Built to the highest of specifications, the property occupies two levels of spacious family accommodation. Benefiting from gas central heating and double glazed windows, the property has been well maintained and beautifully presented providing an excellent family home. The spacious entrance hallway is presented in fresh neutral decor with feature wood effect flooring. There is a large under stair storage cupboard and access to the cloakroom toilet which has been designed to allow for further development to a shower room if required. The elegant lounge has been decorated with contemporary tones and cream carpet, and there are triple glass-paned doors to the rear which open up to the garden. The fully fitted modern kitchen has an expansive range of black gloss wall and base mounted units with co-ordinating modern worktops and splashback. Integrated appliances include fridge freezer, dishwasher, gas hob, extractor fan, sink, convection oven and microwave. There is ample space for a dining table if desired and the family room sits on open plan with the kitchen and offers access to the garden via French doors. The utility room has further wall and base mounted units and a door to the side of the property. The ground floor accommodation is completed with a formal dining room/ground floor bedroom with a front aspect. The current owner has utilised this as a large study but adds versatility to the current configuration.



Garden



En Suite



Family area



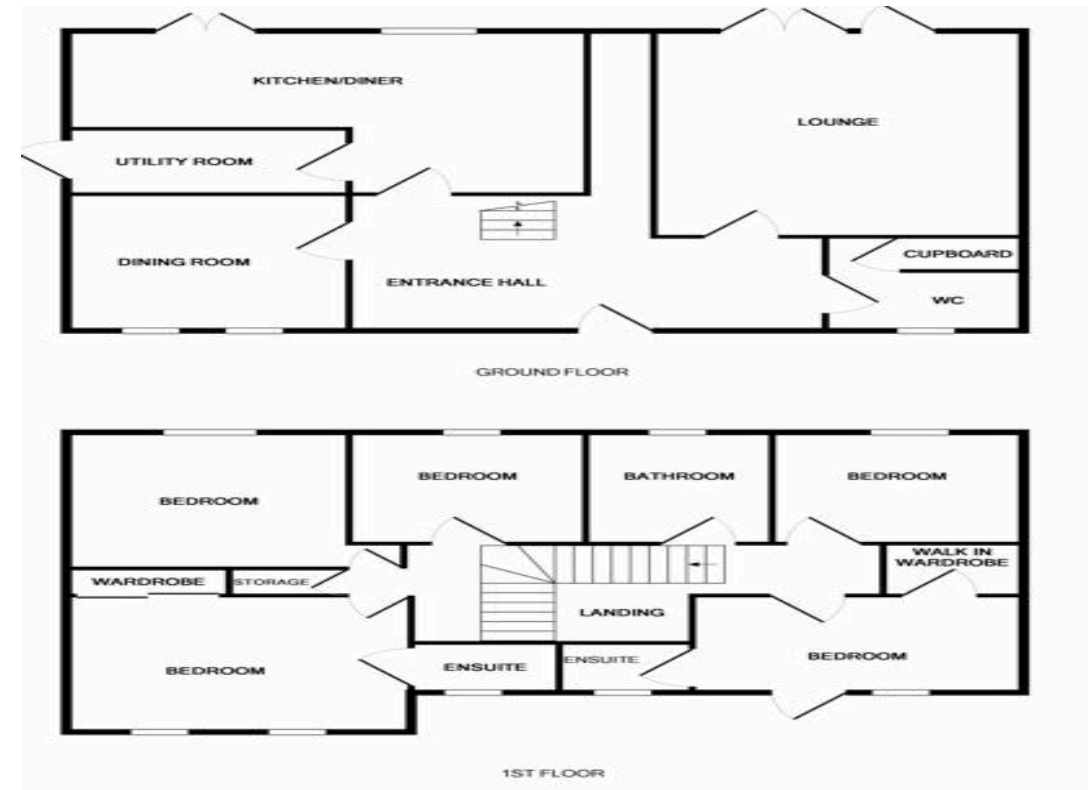
Garden

On the upper floor, the landing is bright and airy with access to all five bedrooms. The Master bedroom has a faux Juliet balcony with opening full-length windows and a walk-in wardrobe. There is a spacious en suite with large shower enclosure and white fitted WC and sink. A second bedroom also benefits from a bright front aspect and sizeable en suite facilities along with fitted wardrobes and a large storage cupboard. There are a further three well-proportioned bedrooms with ample space for free standing furniture as required. The family bathroom completes the accommodation and has a fitted bath, sink and WC with attractive tiling and an opaque window to the rear.

Externally the property enjoys well-maintained gardens to rear making the most of the super plot, and the rear has been laid to lawn with large recessed patio area for alfresco dining. To the front, a lock block driveway takes you to the double garage, which an electric up and over door.

Accommodation and plans

Entrance hallway	12'9" x 6'4"	3.89m x 1.93m
Lounge	18'3" x 11'8"	5.56m x 3.56m
Dining kitchen	19'9" x 9'5"	6.02m x 2.87m
Dining room	11'1" x 10'3"	3.38m x 3.12m
Master bedroom	11'9" x 9'6"	3.58m x 2.9m
Ensuite	3'3" x 4'1"	.99m x 1.24m
Bedroom two	13'9" x 10'10"	4.19m x 3.3m
Ensuite	4'6" x 4'3"	1.37m x 1.3m
Bedroom	12'8" x 10'9"	3.86m x 3.28m
Bedroom	8'6" x 7'4"	2.59m x 2.24m
Bedroom	7'1" x 8'4"	2.16m x 2.54m
Bathroom	7'8" x 7'2"	2.34m x 2.18m



Directions

Travelling south on the A90, take the first exit signposted for Portlethen. Take the 3rd exit at the roundabout following signs for Portlethen and Schoolhill Drive is the first turning on the right. Number 59 is the last house on the street and is located at the end of a small inset to the end of Schoolhill Drive, facing School Road.

Location

The popular suburb of Portlethen is located within only a few minutes driving distance to the south of Aberdeen City and is particularly convenient for the oil-related offices situated South of the city or via a short drive to the AWPR opening up easy access to the West of the city. There are a wide range of amenities including primary and secondary schools, a health centre, a dentist, a variety of convenience stores serving everyday needs, and a retail park including an ASDA, Argos, Matalan and BM superstore. Recreational facilities include a bowling green, swimming pool and a challenging 18-hole golf course, and there are also regular rail and bus links providing a quick route to and from Aberdeen and beyond.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.