



27 Oak Drive | Portlethen | AB12 4XF

Immaculately Presented Three Bedroom Semi Detached Dwellinghouse

**Offers Over £195,000**



We are delighted to offer for sale this immaculately presented three bedroom semi detached property in the ever popular residential location of Portlethen. The property is of an incredibly high decorative order throughout and offers versatile and generously proportioned accommodation which can be configured to suit a wide range of personal requirements for the purchaser. Internal viewing is highly recommend to fully appreciate the attention to detail that has been made and the level of accommodation on offer.

Upon entrance there is a welcoming hallway leading to the lounge whilst also providing access to the beneficial cloakroom fitted with a w.c. and hand wash basin. The lounge is of an attractive neutral and stylish decor and permits space for a wide range of furniture enjoying an outlook to the front of the property and leading to the kitchen. The kitchen is set to open plan with the dining area which further leads into the sun room, all offering fantastic public space to be configured to suit the purchaser offering both family and dining areas. The kitchen itself has been fitted with a substantial range of modern base and wall units offering plentiful storage and allowing further space for a various white goods. Access is also provided to the rear garden from the sun room which fills the entire area with natural light.

To the first floor, there are two very well proportioned double bedrooms both of which offer a further modern decor and allow space for a wide range of furniture. The slightly larger bedroom offers fitted wardrobes behind sliding mirrored doors, a fantastic feature. There is a further box room/study which could be easily utilised as a single bedroom. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath.

To the rear, the property offers a generous lawn area full enclosed with timber fencing and is accessible from the sun room and side of the property. There is a further patio area ideal for outdoor dining and entertaining. There is a generous driveway to the front offering parking for multiple vehicles.

## ACCOMMODATION

### (Ground Floor)

#### Lounge

18'4" x 15'8" (5.59m x 4.78m) approx.

#### Kitchen and Dining Area

15'7" x 8'5" (4.75m x 2.57m) approx.

#### Sun Room

12'3" x 13'1" (3.73m x 3.99m) approx.

#### Cloakroom

7'2" x 2'7" (2.18m x .79m) approx.

### (First Floor)

#### Double Bedroom

9'5" x 9'2" (2.87m x 2.79m) approx.

#### Double Bedroom

12'7" x 8'9" (3.84m x 2.67m) approx.

#### Bedroom/Study

9'8" x 6'5" (2.95m x 1.96m) approx.

#### Bathroom

6'9" x 6'7" (2.06m x 2.01m) approx.

### Gas Central Heating

### Double Glazing

### Driveway

### Rear Garden

### EPC Band - D



**Lounge**





**Lounge**





**Kitchen**



**Dining Area**





**Sun Room**





**Double Bedroom**





**Double Bedroom**





**Single Bedroom**





**Bathroom**





**Rear**





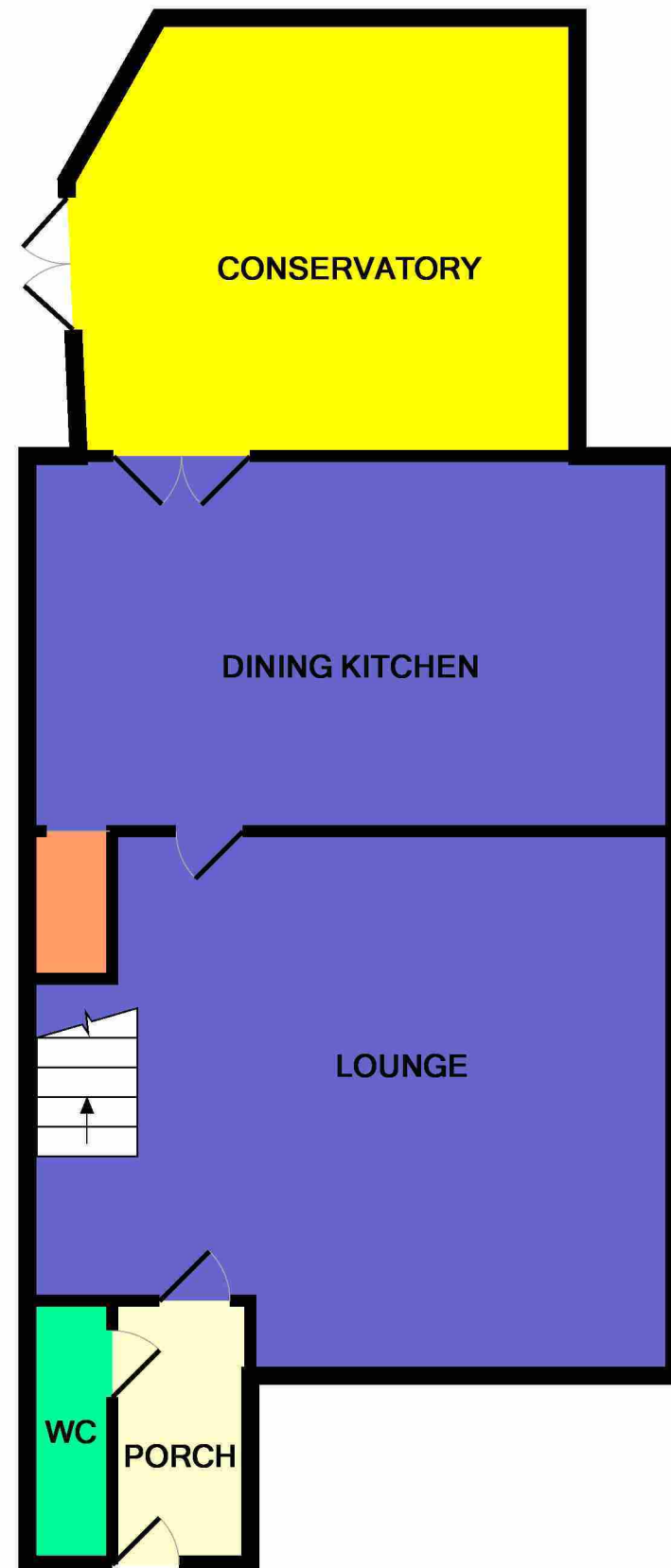
**Garden**



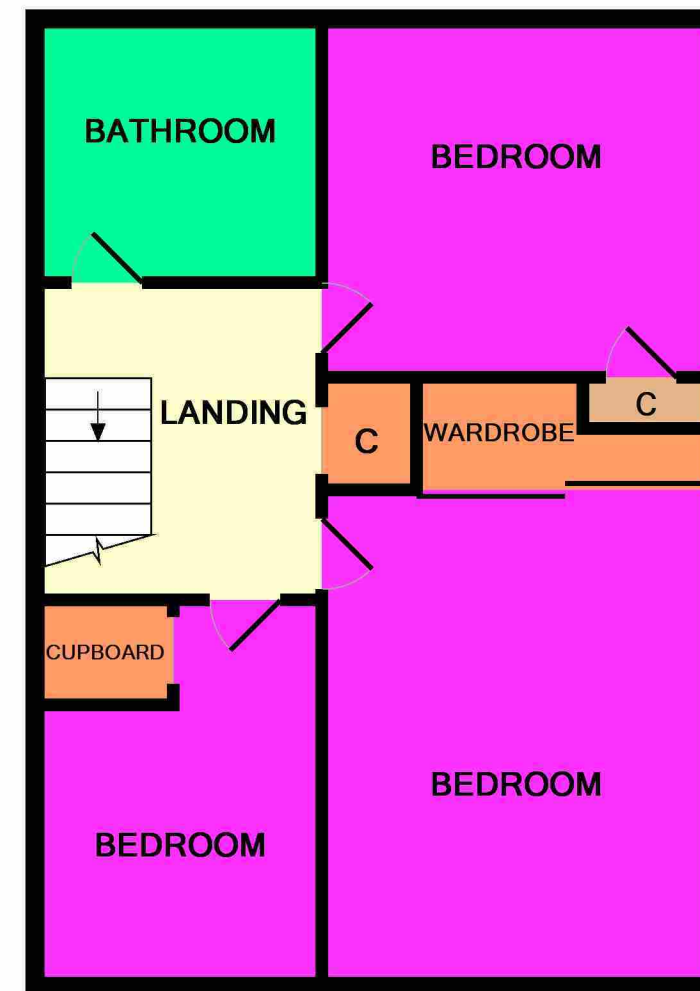


**Garden**





GROUND FLOOR



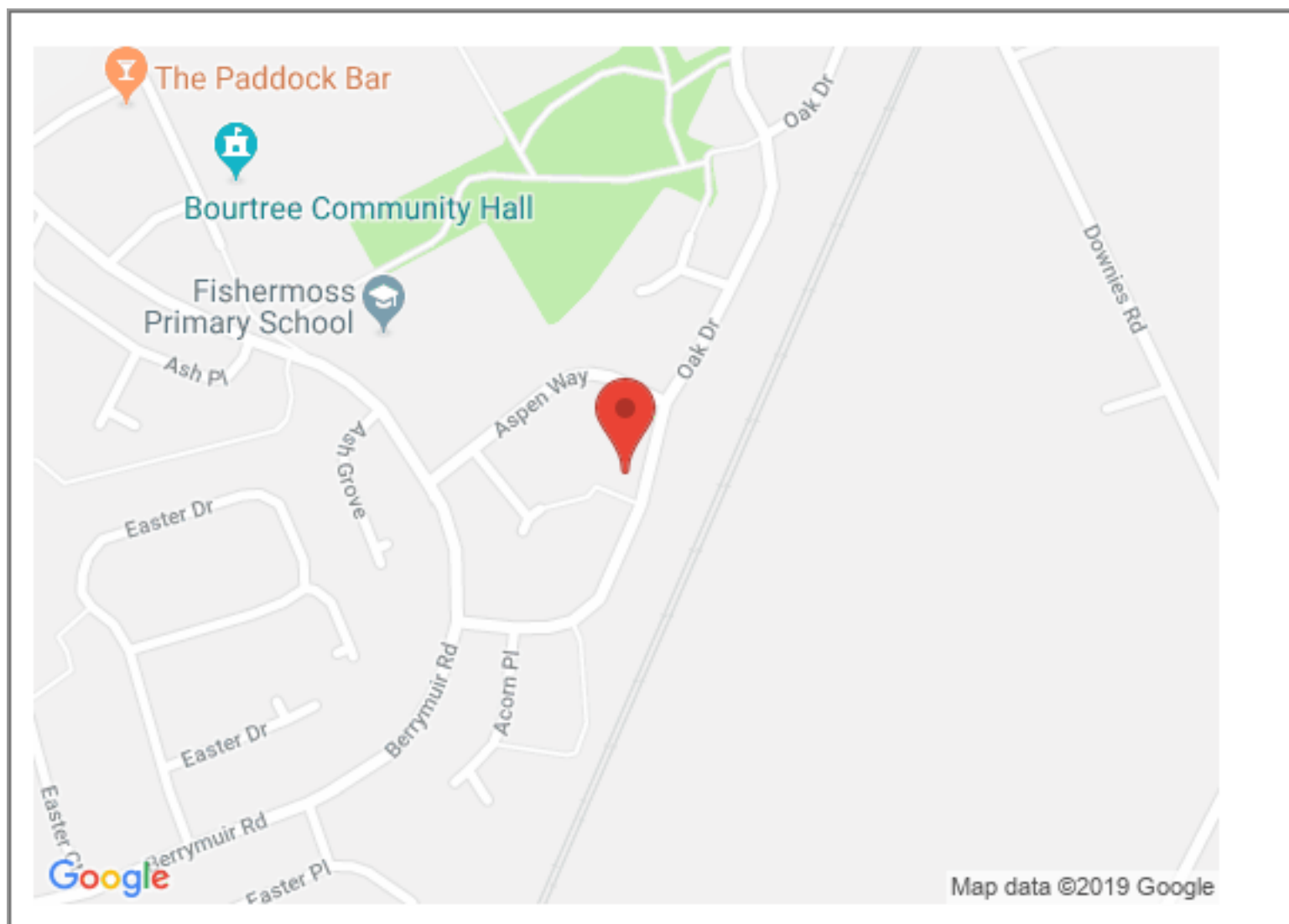
1ST FLOOR

## Floorplan



Viewing By Appointment Telephone 07557145104 /  
07716311541 or By Arrangement with Ledingham Chalmers on  
01224 632500

### Property location



**Directions:** Travelling south along the A90 take the third exit into Portlethen onto Bruntland Road, then the third exit to the right. Continue ahead and take the third exit on the left onto Oak Drive. Number 27 is some distance along on the left hand side.

**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.