



4 Marsh Place | Portlethen | AB12 4SW

Well Presented Three Bedroom Semi Detached Villa

Offers Over £185,000

Situated in a quiet cul-de-sac within the popular commuter town of Portlethen, we offer for sale this attractively presented three bedroom semi detached villa. The property offers an excellent level of accommodation across two floors, ideally suited to a young family.

The home is entered into the hallway, boasting a deep under-stair storage cupboard and giving way to the ground floor accommodation.

The lounge, with large picture window to the front, is a cosy and comfortable room to relax and being on semi-open plan to the dining kitchen, is ideally laid out for modern family life.

A wide range of contemporary white high gloss wall, base and drawer units are fitted in the kitchen, complimented by contrasting work surfaces and various integrated and free-standing appliances. Ample dining space is offered, suitable for everyday family dining and entertaining alike.

The carpeted staircase ascends to the first floor landing, giving way to three well proportioned double bedrooms. Each bedroom benefits from built in storage as well as offering further space for free-standing furniture.

Completing the home, the family bathroom is fitted with a modern white suite comprising W.C., bath, separate shower compartment and wash hand basin fitted into a vanity unit. The room is completed with tiled flooring and a heated towel rail.

Outside, the property enjoys gardens to both the front and rear, with the front garden being laid to lawn and having a driveway to the side providing convenient off-street parking. The rear garden is laid with a combination of lawn and patio with two timber shed offering useful outdoor storage.

ACCOMMODATION

Ground Floor

Lounge

13'7" x 13'2" (4.14m x 4.01m) approx.

Dining Kitchen

20'6" x 8'9" (6.25m x 2.67m) approx.

First Floor

Bedroom

11'5" x 8'9" (3.48m x 2.67m) approx.

Bedroom

11'4" x 10'0" (3.46m x 3.05m) approx.

Bedroom

9'2" x 8'0" (2.79m x 2.44m) approx.

Bathroom

8'5" x 6'2" (2.57m x 1.88m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band - C



Hallway



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen



Bedroom



Bedroom



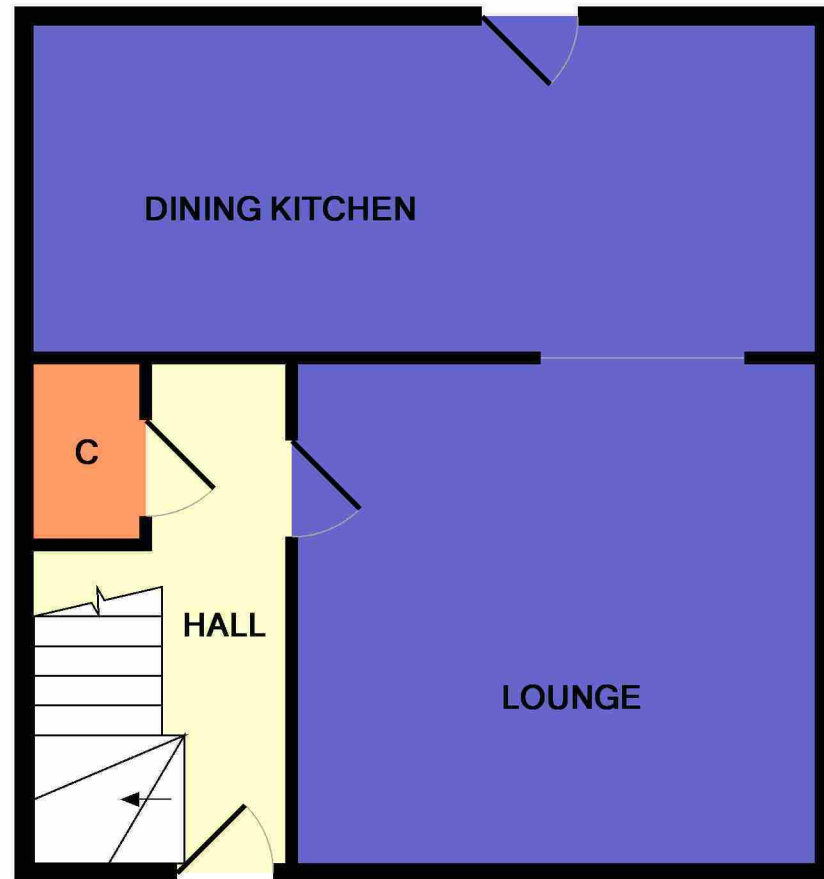
Bedroom



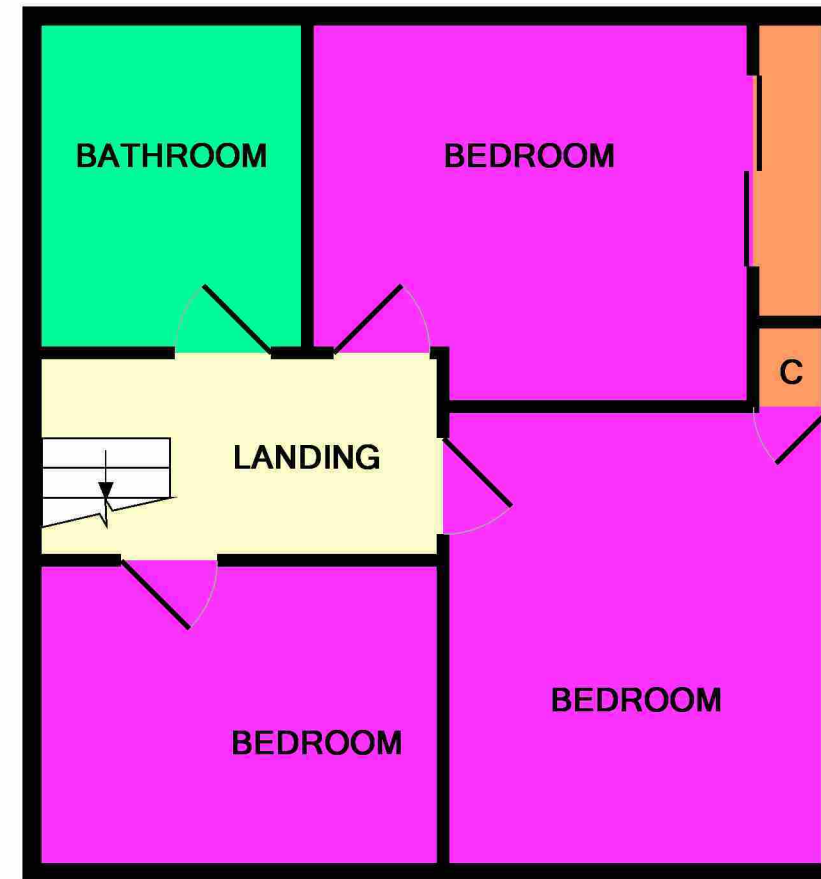
Bathroom



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07825 285657 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From the direction of Aberdeen travel south on the A90 dual carriageway taking the second entrance into Portlethen under the flyover. Continue ahead at the roundabout, turning right into Broomfield Road and then left into Marsh Place.

Location

Portlethen is a short drive by dual carriageway from Aberdeen and enjoys good public transport with both bus and rail services. It is particularly convenient for commuting to the commercial centres of Altens and Tullos, as well as allowing easy access to the main arterial route to the south. Shopping requirements are catered for with a retail park and superstore, as well as individual retail outlets. The community also benefits from nursery, primary and secondary schools and leisure facilities are well catered for with a swimming pool, bowling green and golf course.

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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.