



31 Whinpark Circle | Portlethen | AB12 4SS

One bedroom semi-detached bungalow

Offers Over £139,000

It is our pleasure to offer for sale this fantastic one bedroom semi-detached bungalow in the ever popular area of Portlethen.

Set in the corner of a residential street, this property would be ideal for a first time purchaser, or perhaps for someone looking to downsize.

Upon entering the property, you are greeted by a welcoming vestibule which has a large built in shelved storage cupboard, complete with sliding doors.

The lounge benefits from a large front aspect window and features a brick style feature wall with existing wall mounting accessories for a television.

The kitchen is directly accessed from the lounge and is stylishly decorated, featuring white high gloss units and contrasting black gloss worktops. The hob is fuelled by liquid gas, and there is a built in oven and feature spiral radiator, complementing the modern style.

The bedroom has a rear window over looking the garden and has a recessed built in cupboard, complete with hanging space and shelving.

The superbly styled bathroom is of wet room design and is neutrally tiled on all walls and floor. It also houses a white 2 piece suite and includes a heated towel rail.

The property also houses an airing cupboard with shelving.

The fully enclosed rear garden is extremely low maintenance, comprising decking, stone chip and patio area. It also houses an additional storage shed and gives access to the garage.

The garage has an electric up and over door and is fully plumbed, housing the washing machine, tumble dryer and freezer.

Externally, the lock block driveway provides off street parking and has ample space for a number of vehicles.

ACCOMMODATION

Entrance Vestibule

4'6" x 3'2" (1.37m x .97m) approx.

Lounge

15'8" x 9'9" (4.78m x 2.97m) approx.

Kitchen

11'7" x 6'10" (3.53m x 2.08m) approx.

Bedroom

11'5" x 8'6" (3.48m x 2.59m) approx.

Bathroom

5'4" x 7'5" (1.63m x 2.26m) approx.

Gas Central Heating

Double Glazing

Garage

EPC Band E



Lounge



Lounge



Kitchen



Kitchen



Bedroom



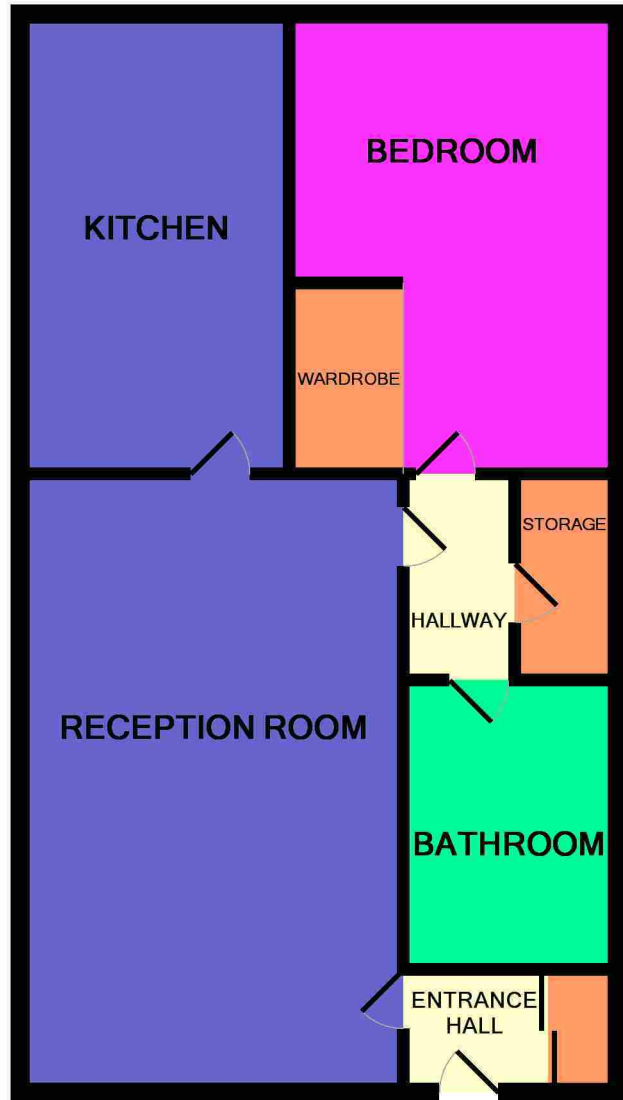
Wet Room



Rear Garden



Garage



Floor Plan

Property location



Directions: Travelling south from Aberdeen on the A90 leave the dual carriageway at the first entrance following the Asda Superstore. Take the third exit at the roundabout and continue along Muirend Road. Whinpark Circle is the third exit on the left. Follow the road until you reach number 31 which is on the left.

Location: Portlethen is a popular suburb situated to the south side of Aberdeen and linked to the city by an excellent commuter road and good public transport facilities. The area itself features an excellent range of shopping amenities including an ASDA supermarket with its surrounding retail units. The area is also well catered for by primary and secondary schooling, recreational facilities including community centre, swimming pool and an 18 hole golf course.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.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 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.