



**7 Barnhill Gardens,**  
Portlethen, Aberdeen AB12 4WU

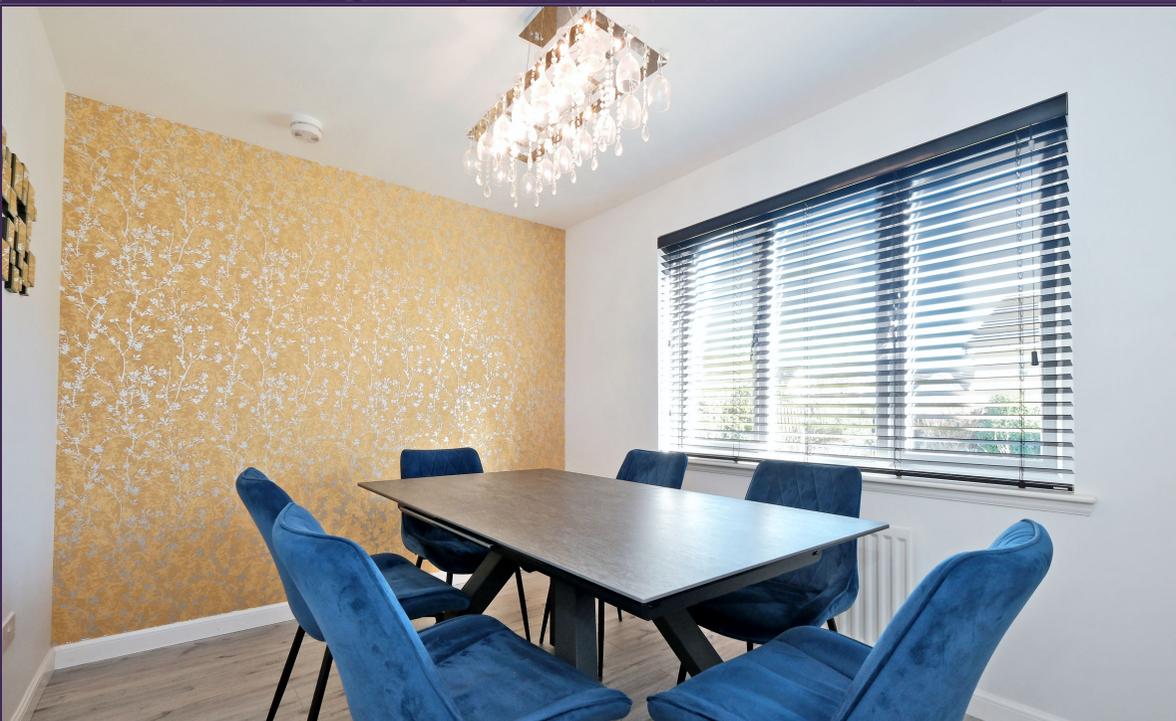
**ledingham  
chalmers**  
estate agency



Lounge



Kitchen Diner



Dining Room

## Well presented five bedroom detached home with double garage

- Well presented five bedroom detached home
- Two versatile public rooms
- Open plan kitchen diner with garden access
- Principle bedroom features walk-in wardrobe and ensuite
- Landscaped garden grounds with area of patio
- Double garage with wide driveway



Five beds.



Three bathrooms.



Two public rooms.

**Located in a purpose built development within Portlethen, we are delighted to present for sale this spacious five bedroom, three bathroom luxury detached family home with integral double garage.**

Ideally located within a generous plot and off set from the street, the property is immaculately finished throughout, with a new boiler installed in recent years, creating the perfect family home where the most discerning buyer can take occupancy with the utmost of ease.

Upon entering the property, viewers are greeted with a spacious entrance hall with neutral decor and staircase to the upper level. There is a door which gives direct access into the double garage along with an useful WC being located below the stairs. The WC is enhanced further by a sizeable built-in cupboard.

The lounge enjoys a front aspect with large window which floods the room with natural light. Ample space is available for a wide range of free standing furniture as desired.

To the rear, the versatile dining room has enviable garden views and with its generous proportions would also be suitable as a second lounge, kids play room or bedroom if required.

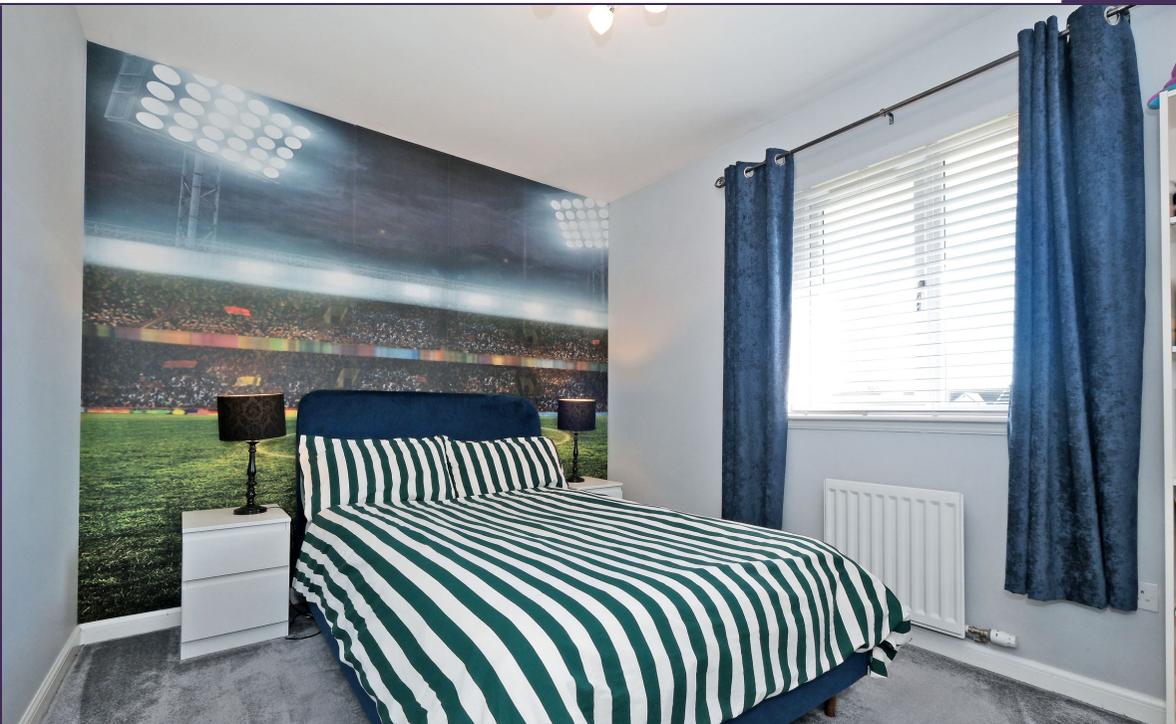
The open plan kitchen diner also enjoys pleasing rear garden views and is well equipped with a range of contemporary units with contrasting black worktops. Integrated appliances include an oven, hob, microwave, fridge/freezer and dishwasher, all of which are generously included within the sale price. An area for dining is placed in front of the double doors leading out to the garden, making this the perfect spot to enjoy your morning coffee. There is also a utility room with meter cupboard, which is accessed off of the dining area.



Principle Bedroom



Bedroom



Bedroom



Study / Bedroom

Ascending the staircase to the first floor, the upper hall is host to a shelved cupboard and provides access to all of the remaining accommodation. A ceiling hatch gives access to the expansive loft space above and is fitted with light, flooring and fixed ladder.

Sure to impress is the principal bedroom which is of generous proportions, awash with light from the large front facing window. The room is enhanced further by a walk-in wardrobe and ensuite shower room which comprises shower enclosure powered by mains, WC, storage vanity unit and wash hand basin.

There are three further double bedrooms, with two boasting excellent built-in storage. Bedroom two also features an ensuite shower room for convenience. Bedroom five is currently used as a home office, but could be used as a nursery or single bedroom. The accommodation is completed by the family bathroom which comprises bath with overhead shower, vanity unit with storage and inset sink, wc and tiling. There is also two built-in cupboards with one housing the hot water tank.

Outside, the garden grounds have been beautifully landscaped making the most of the sizeable plot. To the front there is a wide driveway, which leads to the double garage and provides off street parking for multiple cars. An area of garden to the left is laid with stone chips to give a low maintenance space, while an additional area to the right is laid with lawn and has a slabbed path to the rear garden.

The fully enclosed rear garden is a peaceful oasis for kids and pets to enjoy safely. A large area of lawn is bordered by mature flower beds with season blooms giving pops of colour throughout the year. There is a large slabbed patio which leads to a timber shed which is fitted with power and lighting.

## Accommodation

Lounge	11'11" x 17'3"	3.63m x 5.26m
Kitchen Diner	17'5" x 9'9"	5.31m x 2.97m
Dining Room / Bedroom	10'10" x 8'6"	3.3m x 2.59m
Principal bedroom	11'10" x 16'9"	3.61m x 5.11m
Ensuite	5'1" x 8'6"	1.55m x 2.59m
Bedroom	11'0" x 13'2"	3.35m x 4.01m
Bedroom	12'1" x 13'11"	3.68m x 4.24m
Bedroom	10'7" x 8'8"	3.23m x 2.64m
Bedroom	7'9" x 9'9"	2.36m x 2.97m
Bathroom	7'1" x 8'8"	2.16m x 2.64m
Double Garage	17'4" x 17'4"	5.28m x 5.28m



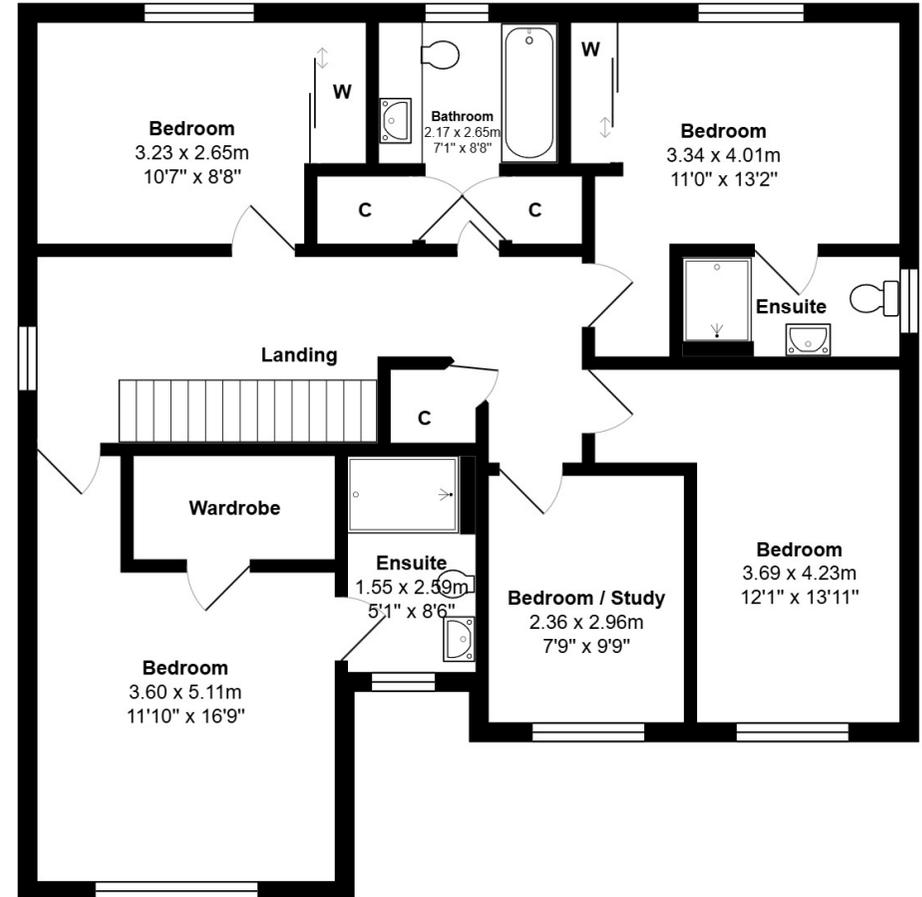
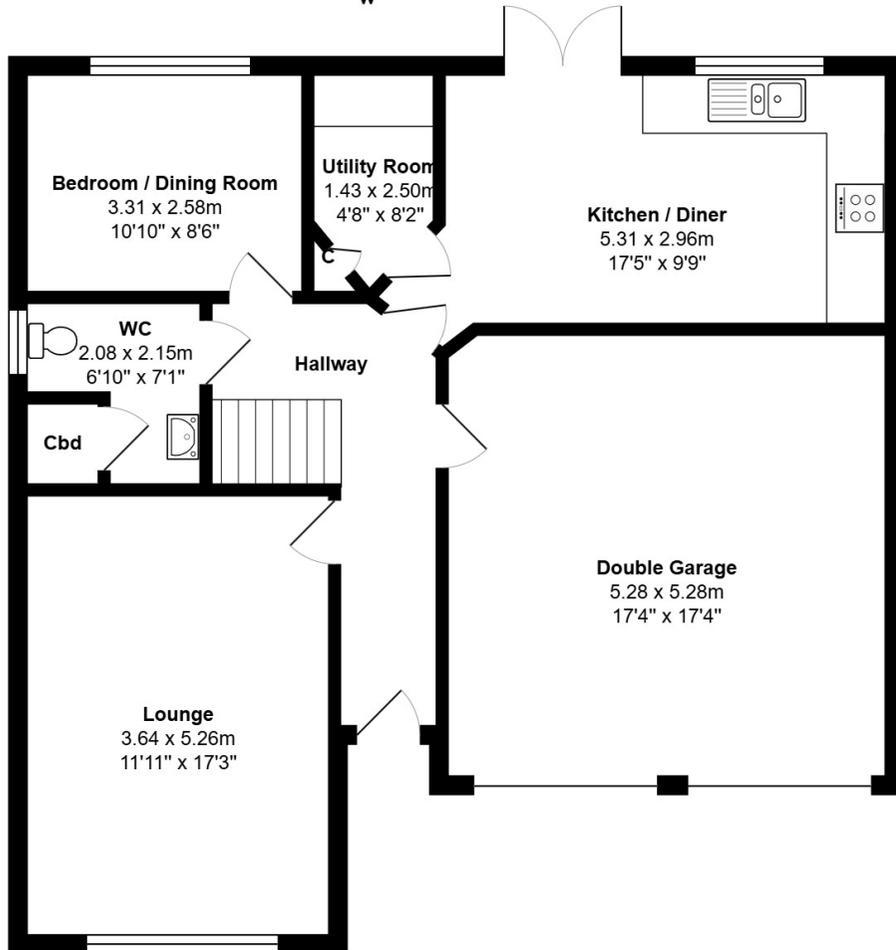
Rear Garden



Rear Garden

# Floorplan

7 Barnhill Gardens



## Directions

Travel south on the A90 dual carriageway taking the Portlethen/Findon turn off, at the roundabout take the 3rd exit for Portlethen and continue ahead at the next roundabout. Follow the road for some time taking the first turn on the right onto Schoolhill Drive. Burnhill Gardens is the second road on the right where the property is located around the corner on the left as indicated by our 'For Sale' sign.

## Location

Portlethen is a popular and expanding residential area, conveniently located with good commuter links to Aberdeen. The suburb is well-served by local amenities, including an Asda superstore, primary and secondary schools, and excellent public transport options. The property is also ideally situated for those working in the oil-related offices at Altens and Badentoy. For recreation, the area boasts an 18-hole golf course, various community clubs, and a community swimming pool.

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.

## Arrange a viewing

Viewing By appointment telephone 07482022202 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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