



45 Stone Circle,
Portlethen, AB12 4LU

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estate agency



Lounge



Kitchen Diner

Well presented four bedroom detached home with garage

- Situated in a modern residential development in Portlethen
- Bright and spacious front facing Lounge
- Open plan Kitchen Diner with patio doors to rear Garden
- Principle bedroom features an en suite shower room
- Second bedroom boasts a large walk-in wardrobe
- Fully enclosed rear Garden and integral Garage



Kitchen Diner



Four beds.



Two bathrooms.



One public room.

Located in a purpose built development within Portlethen, we are delighted to present for sale this outstanding four bedroom, two bathroom luxury detached family home with integral garage.

Ideally located within a generous plot, the property is immaculately finished throughout 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 garage along with an useful cupboard being located below the stairs.

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

The open plan kitchen diner enjoys pleasing rear garden views and is well equipped with a range of contemporary units with complementary worktops and stylish splashback tiling. Integrated appliances include an oven, hob, microwave, fridge/freezer and dishwasher, all of which are generously included within the sale price. The dining area is placed in front of the double doors leading out to the garden, making this the perfect spot to enjoy your morning coffee.

The conveniently located utility room gives access to the rear of the home and boasts under counter space for laundry appliances. There is also a door leading to the cloakroom which comprises wash hand basin and WC with concealed storage above and to the side.



Principal bedroom



Ensuite



Bedroom

Ascending the stairwell to the first floor, the upper hall is host to two cupboards and loft which is accessed via hatch.

Sure to impress is the principal bedroom which is of generous proportion, awash with light from the large front facing window. It is worth noting the current owners have a Super King bed, with there still being ample space for free standing furniture. Key accents include the built in mirrored wardrobe and the well appointed en suite which comprises shower enclosure powered by mains, WC, storage vanity unit and wash hand basin.

The second bedroom has a peaceful outlook to the rear and benefits from a large walk-in wardrobe offering an enviable level of storage. This room is currently used as a home office.

An other well proportioned double bedroom is also located to the rear and has a built-in mirrored wardrobe. The fourth bedroom is a versatile room, again with a rear aspect, this room is currently used as a child's bedroom but would also make an excellent home office.

Completing the internal accommodation is the bathroom comprising bath with shower above, WC and wash hand basin.

The fully enclosed rear garden provides the perfect space to relax and unwind and is ideal for the safe play of children and pets, with a large lawn area complimented by a patio ideal for al fresco dining. To the front, an integral garage has both power and light with an internal door leading into the hallway. To the right of the garage is an electric vehicle charger, which will be left as part of the sale. Directly outside the garage is a lock block driveway providing off street parking for two cars.



Bedroom

Accommodation

Lounge	11'7" x 15'3"	3.53m x 4.65m
Kitchen Diner	18'6" x 11'8"	5.64m x 3.56m
Utility Room	5'0" x 9'0"	1.52m x 2.74m
WC	3'8" x 6'10"	1.12m x 2.08m
Principal bedroom	11'2" x 10'2"	3.4m x 3.1m
Ensuite	7'9" x 5'11"	2.36m x 1.8m
Bedroom	9'1" x 10'3"	2.77m x 3.12m
Walk-in Wardrobe	9'1" x 6'4"	2.77m x 1.93m
Bedroom	11'2" x 10'8"	3.4m x 3.25m
Bedroom	9'11" x 6'5"	3.02m x 1.96m
Bathroom	7'3" x 6'0"	2.21m x 1.83m

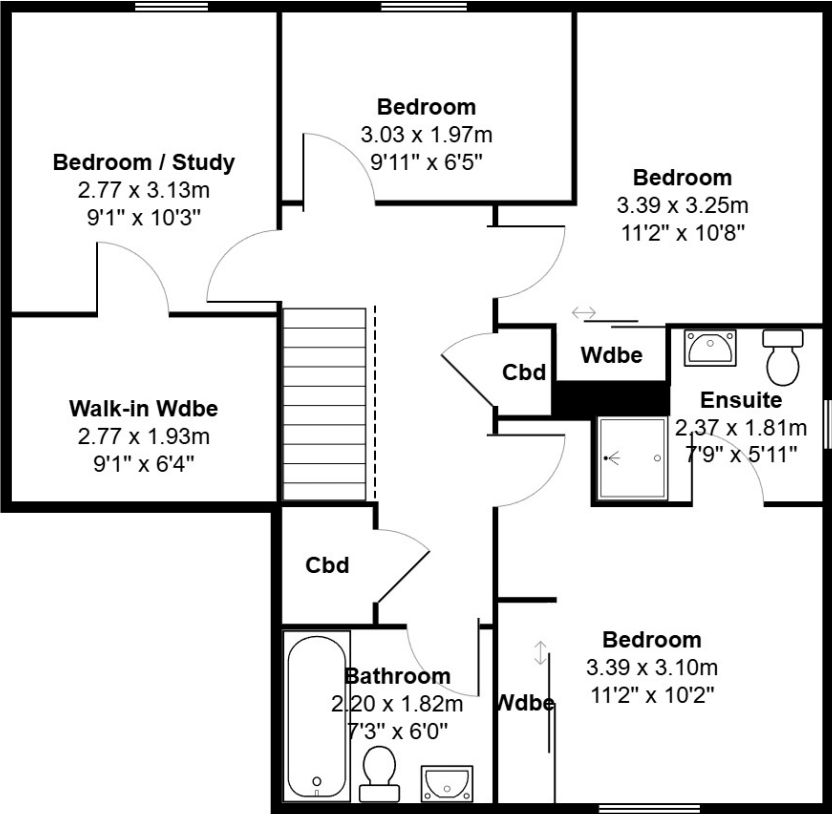
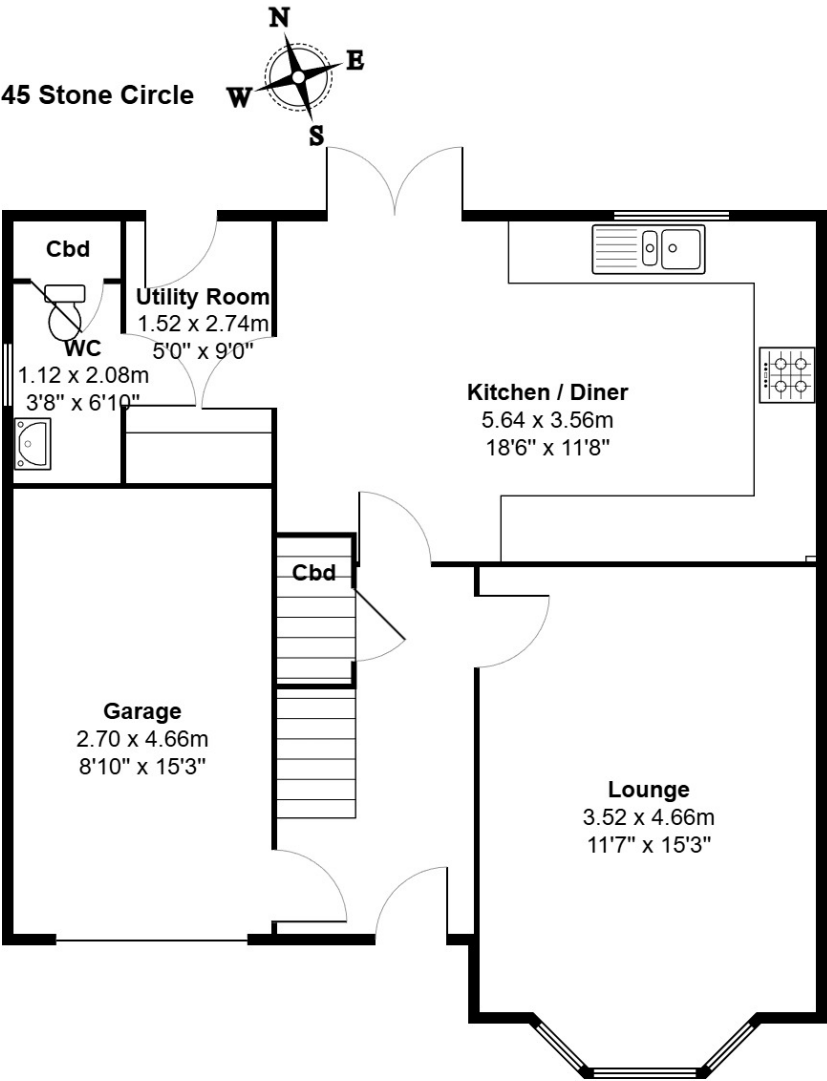


Bathroom



Rear Garden

Floorplan



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 then onto Schoolbrae. Take the second left onto Stone Circle, with number 45 being located a short distance on the right within the second cul-de-sac.

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 07885745178 or by arrangement with Ledingham Chalmers on 01224 632500

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