



17 Glascairn Avenue,
Portlethen, Aberdeen, AB12 4QF

**ledingham
chalmers**
estate agency



Lounge



Dining Room



Kitchen /Diner

Well presented, three bedroom bungalow with garden and garage

- Fantastic location
- Spacious accommodation spread over one level
- Fully fitted dining kitchen
- Bright, front facing Lounge
- Three well-proportioned Bedrooms
- Fully enclosed rear Garden and garage at the front



Three beds.



Two bathrooms.



One public room.

Located in a quiet street in the ever popular residential suburb of Portlethen, we are delighted to present for sale this deceptively spacious, three bedroom, detached bungalow with garage.

Ideally located within a generous plot, the property is filled with charming features inside and out creating the perfect family home.

Viewers are firstly greeted with an entrance vestibule which then leads to the spacious entrance hall with neutral decor and provides access to all accommodation.

The lounge enjoys a front aspect, with a superb wall to wall window allowing for an effortless flow of light to naturally illuminate the room. Space is available for a wide range of furniture as desired.

Leading straight from the lounge is the conveniently located dining room which enjoys a rear aspect with a door leading to the kitchen.

The well equipped kitchen enjoys pleasing garden views and is fitted with a wide range of base and wall units offering fantastic storage. Ample space is afforded to host a breakfast table.

Sure to impress is the principal bedroom which is of generous proportion and is awash with light from the large front facing window. Key accents include the built in cupboard and en suite which comprises walk in shower powered by mains, WC, wash hand basin and heated towel rail for convenience.



Bedroom



En Suite



Bedroom

The guest bedroom is a sizeable double, enjoys a quiet rear aspect and benefits from a built-in double wardrobe.

There is a third bedroom which is versatile space that is currently being used as a study.

Completing the internal accommodation is the family bathroom which comprises shower over bath, WC and wash hand basin housed nestled within a vanity unit.

The fully enclosed rear garden is ideal for the safe play of children and pets with a lawn area complimented by a patio ideal for al fresco dining. To the front, there is a single garage and a driveway provides off street parking.



Bedroom

Accommodation

Lounge	16'2" x 15'6"	4.93m x 4.73m
Dining Room	9'8" x 9'8"	2.95m x 2.95m
Kitchen	14'0" x 19'2"	4.27m x 5.84m
Bedroom	12'10" x 10'0"	3.91m x 3.05m
En Suite	7'8" x 5'1"	2.34m x 1.55m
Bedroom	11'1" x 9'9"	3.38m x 2.97m
Bedroom	7'8" x 11'9"	2.34m x 3.58m
Bathroom	9'6" x 9'9"	2.9m x 2.97m
Garage	8'11" x 18'5"	2.72m x 5.61m

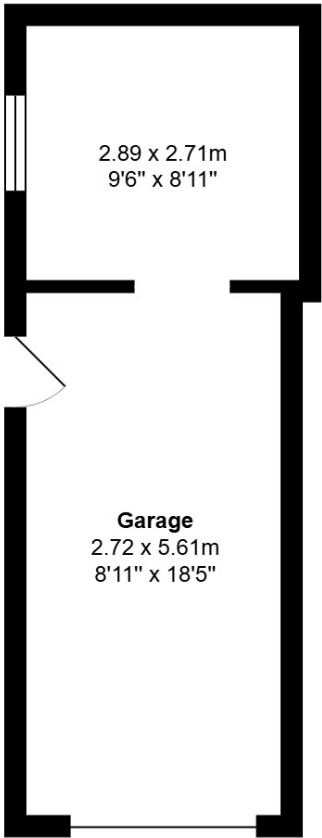
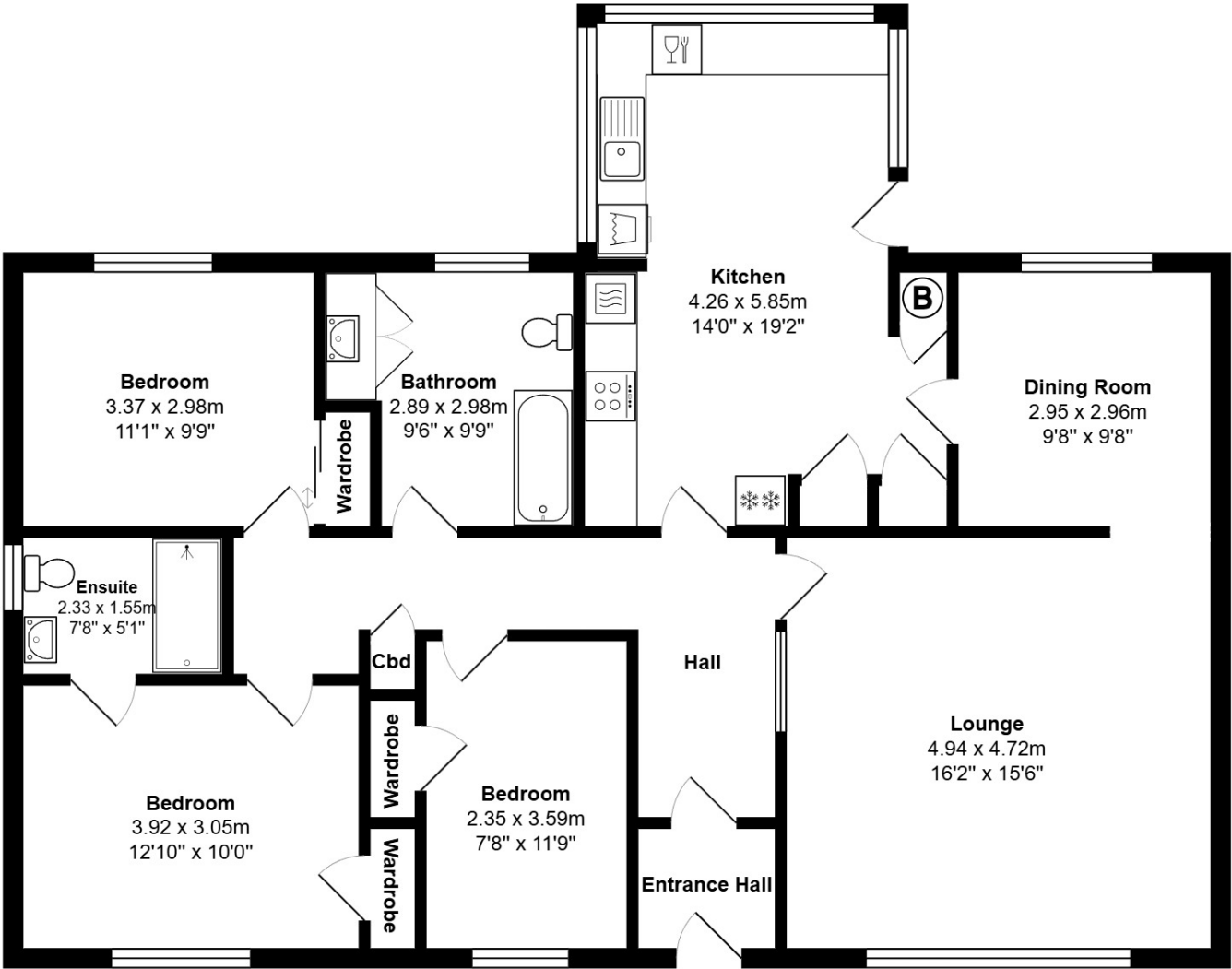


Bathroom



Garden

Floorplan
17 Glascairn Avenue



Directions

Coming from Aberdeen, along the A92, take the first exit for Portlethen. At the roundabout, head straightahead across the first roundabout and again over the second roundabout. Take the first right onto Rowanbank Road and the second right onto Glascairn Avenue.

Location

Portlethen is a popular residential community situated on the south side of Aberdeen approximately seven miles on the A90. The area is well served by local shops including superstores, schools, Post Office, Health Centre and local sporting amenities including a swimming pool and 18 hole golf course. There is dual carriageway access to and from the city in addition to excellent bus and rail links. The nearby Charleston flyover gives direct access to the new AWPR; which leads to suburbs to the north, south and west.

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 **07767 257472** or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com