



17 Sunnyside Court, Portlethen, Aberdeen AB12 4LY
£120,000 offers over

Property summary

We are delighted to offer for sale this exceptionally well presented **two bedroom ground floor apartment** forming part of a modern Apartment Block in the popular suburb of Portlethen. The property is fully double glazed with gas fired central heating. The décor is smart and modern in keeping with the design build and complimented by the choice of floor coverings and the natural wood internal doors.

The accommodation comprises, Reception Hallway providing access to all rooms, open-plan Lounge/Kitchen/Dining Room with 4 dual aspect windows providing considerable natural light, ample space for dining and relaxing and fitted with a range of quality fixtures and appliances, good sized Double Bedroom with front facing window, further good sized Double Bedroom with rear facing window and Bathroom with 3 piece suite and overbath shower. All room sizes are generous. The property boasts good storage accommodation with built-in wardrobes in both Double Bedrooms and 2 hall cupboards. The Apartment Block is well maintained with carpeted internal hallways, stair lighting and hard-wired smoke detectors. Access to the building is monitored by a security entry system. There is an exclusive car parking space in the car park adjacent to the main door of the Apartment Block.

Location Portlethen is a thriving and expanding village approximately 10 minutes drive from Aberdeen City Centre. It is served by both regular rail and bus services. There are excellent local shopping facilities including an Asda Superstore. Portlethen has excellent nursery, primary and secondary schooling facilities as well as a Swimming Pool, Golf Course and other recreational facilities. There is also a large Medical Centre and Community Centre. It is easy within commuting distance of the City and the nearby Industrial Estates at Badentoy, Tullos and Altens. The nearby AWPR also allows easy access to the north of the City and the Airport.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

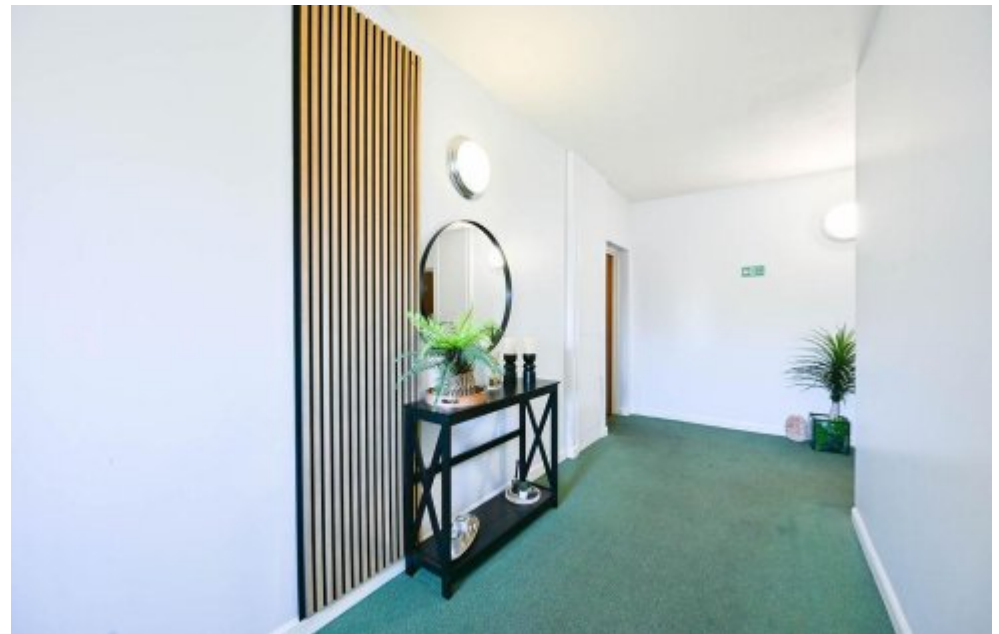
Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Shared Garden

Council Tax Band: C













Why choose Grant Smith Law Practice

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