



**grantsmith**  
LAW PRACTICE

39 Hillside Drive, Portlethen, Aberdeen AB12 4TG  
**£199,950 offers over**

## Property summary

We are delighted to offer for sale this immaculate **three bedroom semi detached dwellinghouse** tucked away in a quiet residential area within the popular suburb of Portlethen only 6 miles from Aberdeen City Centre. The property was built approximately 15 years ago by Stewart Milne Homes to provide a versatile family home and is fully double glazed with gas fired central heating.

The accommodation, on two floors, comprises welcoming Entrance Hallway, Cloakroom with 2 piece suite, well proportioned Lounge with large window overlooking the front garden, well appointed Dining Kitchen which is fitted with a range of High Gloss units and has ample space for a dining table and chairs with French Doors which lead onto the Rear Garden.

The first floor has 2 generous Double Bedrooms both of which have built-in wardrobes and a single bedroom and the Family Bathroom with 4 piece suite. Outside, there are easily maintained gardens to the front and rear. A lock-block driveway provides off-street parking for 2 cars (with gate access to the rear garden). All room sizes are generous.

**Location** Portlethen is a popular, expanding residential area which is linked to Aberdeen City by good commuter roads. The area is well served by local shops including an Asda Supermarket, by public transport facilities and a wide range of sporting and recreational attractions are available in the area including a local Community Centre, Swimming Pool and 18-hole Golf Course. The location is also particularly convenient for the oil related offices at Portlethen, Altens and the City Centre.

### (Other Information)

All fitted floor coverings, curtains, blinds and most kitchen appliances (where listed) are included in the sale.

Travelling from Aberdeen on A90 take the first exit signposted Portlethen. At the roundabout turn right and follow the road to the next roundabout. Continue towards Portlethen and travel for around  $\frac{3}{4}$  of a mile. Turn left into Hillside Road just after the Co-op and turn right into Schoolhill Road; continue straight ahead and Hillside Drive is on the left.

## Full details

### (Ground Floor)

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**Type:** Semi-Detached House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 2

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**Parking:** Off Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** D

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**Entrance hallway:** Exterior door with glazed panel, security chain and spyhole. Fitted carpet (matching Lounge, stairs and bedrooms). Radiator. Ceiling light. Doors to Cloakroom and Lounge.

**Cloakroom:** With opaque window and Roman Bind. White two-piece suite with WC and wash hand basin. Vinyl flooring. Radiator. Ceiling light.

**Lounge:** 4.90m x 3.75m (16'1" x 12'4") approx. A bright and spacious "livingroom" with large window in 3 sections with vertical blinds and full length curtains and tie-backs. Fitted carpet. Feature fireplace with contemporary gas fire and granite effect inset and hearth. Radiator. Ample power points. TV aerial point. Large understairs cupboard (housing consumer unit).

**Dining kitchen:** 4.64m x 2.81m (15'3" x 9'3") approx. Fitted with a range of modern High Gloss base and wall mounted storage units with worktops and chrome handles. Tiled splashback. Apoll gas hob with single oven below and stainless steel extractor hood above. Smeg washing machine. Worcester central heating boiler concealed in wall unit. Ample power points. 1 ½ bowl stainless steel sink and drainer with mixer tap. Window overlooking the rear garden with venetian blind. Spotlight track with 3 lights over kitchen area. Space for fridge/freezer. Ample space for dining table and chairs with French Doors with venetian blinds lead to the Rear Garden. Radiator. Ceiling light. Vinyl flooring.

#### **(First Floor)**

Carpeted staircase with handrail leads to the first floor. Window overlooking the side of the property with roman blind. Shelved linen cupboard. Power point. Access hatch to loftspace.

**Bedroom 1:** 3.88m x 2.71m (12'9" x 8'11") approx. With window overlooking the rear garden with vertical blinds. Built in mirrored wardrobe with hanging rail and shelf providing considerable storage. Fitted carpet. Ceiling light. Radiator. Ample power points.

**Bedroom 2:** 3.20m x 2.71m (10'6" x 8'11") approx. With window overlooking the front garden with vertical blinds. Built in mirrored wardrobe with hanging rail and shelf providing considerable storage. Fitted carpet. Ceiling light. Radiator. Ample power points.

**Bedroom 3:** 3.17m x 2.00m (10'5" x 6'7") approx. With window overlooking the front garden with blind. Fitted carpet. Radiator. Ceiling light. Power point.

**Family bathroom:** 2.84m x 2.03m (9'4" x 6'8" approx. With opaque window to the side of the property. This spacious family bathroom fitted with 3 piece suite and separate, fully tiled, shower enclosure. WC and wash-hand basin with storage underneath. Radiator. Vinyl flooring. Extractor fan. Ceiling light.

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## **(Outside)**

Lock block driveway and path to front door providing off street parking for 2 cars. Gate to rear garden. The Rear Garden is enclosed by timber fencing. There is a large paved patio immediately adjacent from the Dining Kitchen with a further grass area beyond.

The front garden is laid to lawn. Storm porch. Outside light.

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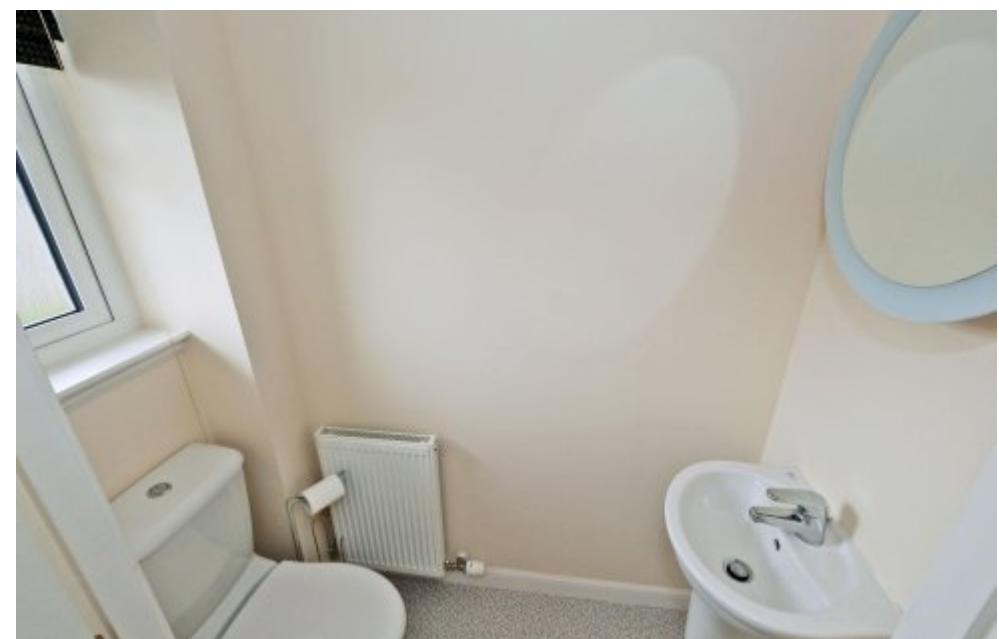
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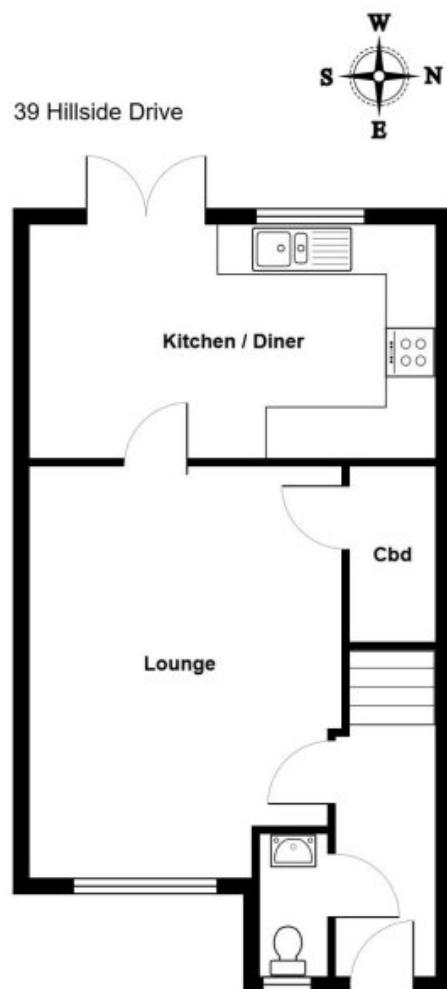


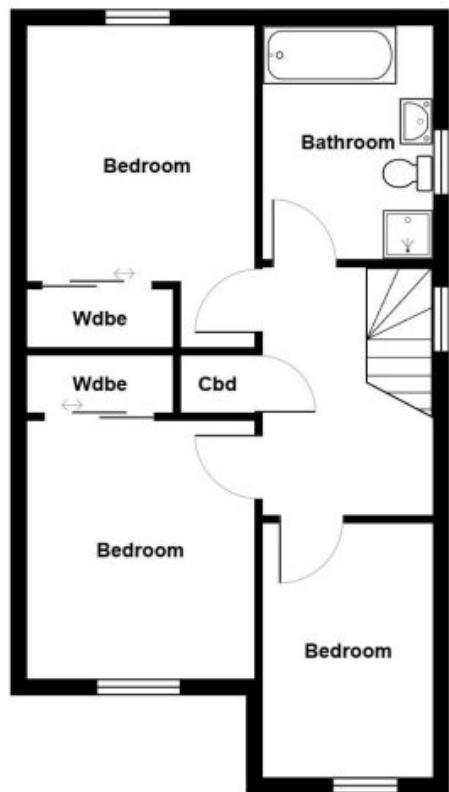












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To arrange a viewing or discuss your property, get in touch with us today.

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