



4 Devenick Drive, Portlethen, Aberdeen AB12 4NG

Offers over £130,000

TWO BEDROOM MID TERRACED DWELLINGHOUSE WITH GARDENS TO FRONT AND REAR

Stronachs

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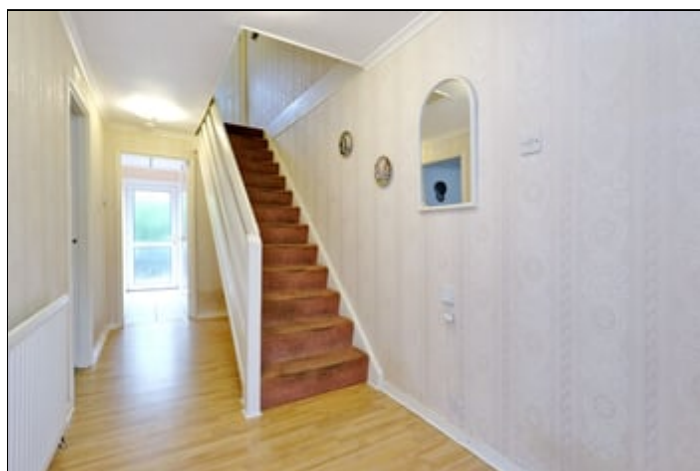
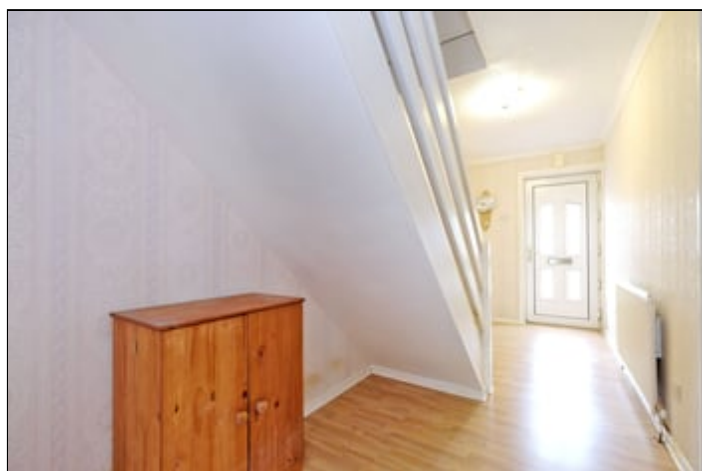
Offers over £130,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this MID TERRACED TWO BEDROOM DWELLINGHOUSE, situated in a quiet area of Portlethen, set back from the main road and within easy walking distance of the local retail park and Primary School. Benefiting from gas central heating and full double glazing, the accommodation comprises: Entrance Hall with carpeted staircase up; spacious Lounge to front; and large Kitchen to rear on the ground floor. There are two large Double Bedrooms; and Bathroom on the upper floor. There are easily maintained garden to front and rear.

Portlethen is a popular town approximately 10 minutes drive south from Aberdeen City Centre. Served by both regular rail and bus services. Both primary and secondary education are catered for in the town. Other amenities include a health centre, church, village hall, swimming pool and 18 hole golf course, restaurants, pubs and a range of shops. A short distance east of Portlethen are Downies and Old Portlethen which are picturesque villages located on the coast.

ENTRANCE HALL



Accessed via part glazed door to front, laid with laminate flooring, with carpeted stairs to the upper floor. Two ceiling light fittings and central heating radiator. Storage space below stairs. Telephone point.

LOUNGE 16' 6" X 10' 5" (5.03M X 3.17M)



Light and airy Lounge with picture window to the front of the property, ceiling light fitting, central heating radiator and television point.

KITCHEN 16' 0" X 8' 9" (4.88M X 2.67M)



Fitted with a range of wall and base units with complementing work surfaces and splashback. Window overlooking the garden to rear. Inset sink and drainer. Space for washing machine and cooker. Ceiling striplight and central heating radiator. Space for dining. Part glazed door providing access to rear garden. Sizeable store cupboard.

UPPER FLOOR



Carpeted stairs lead from the Entrance Hall to the upper floor accommodation. There is a ceiling light fitting and hatch to Loft space on the landing.

BEDROOM 1 13' 6" X 10' 6" (4.11M X 3.20M)



Large Double Bedroom with window to front, benefitting from wall to wall wardrobes allowing excellent hanging, shelf and drawer storage, with louvre doors. Ceiling light fitting and central heating radiator.

BEDROOM 2 14' 8" X 10' 5" (4.47M X 3.17M)



Second large Double Bedroom, with a rear facing outlook. Large store cupboard, ceiling light fitting and central heating radiator.

BATHROOM 6' 2" X 5' 6" (1.88M X 1.68M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, bath with shower over and toilet pedestal. Window to rear providing natural light. Inset downlighters and central heating radiator.

EXTERNAL



The gardens to the front and rear are designed for ease of maintenance, with a patio area to the front and beds laid to gravel with mature planting. The fully enclosed rear garden is laid to lockblock, with a gate to rear lane. The shed is to remain. Outside water tap.

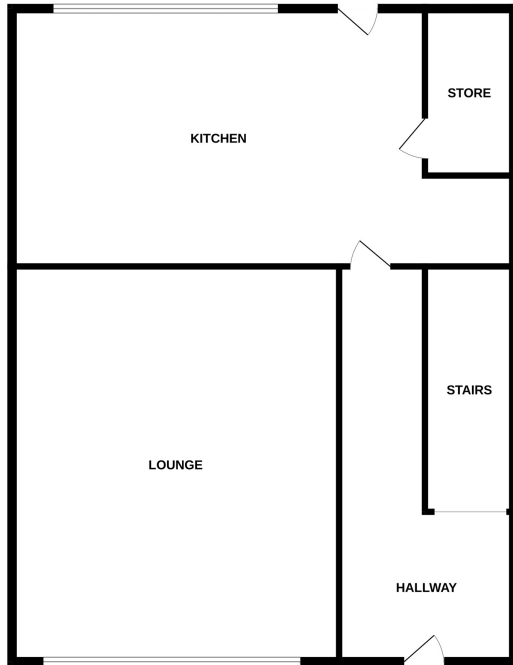
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with any white goods in the Kitchen, the usual fixtures and fittings in the Bathroom and the garden shed.

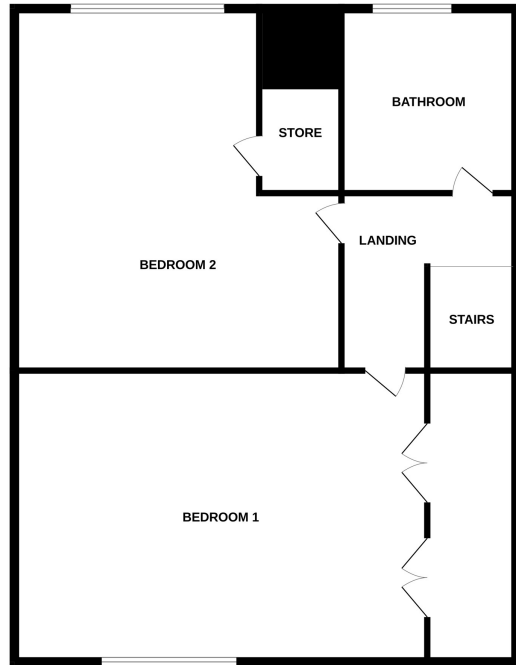
COUNCIL TAX BAND - C

EPC BANDING - C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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