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**3 THISTLE DRIVE, PORTLETHEN, AB12 4QH**



**Well Appointed Mid Terraced Three  
Bedroomed Dwellinghouse**

OFFERS OVER  
**£155,000**

# 3 THISTLE DRIVE, PORTLETHEN, AB12 4QH

## Well Appointed Mid Terraced Three Bedroomed Dwellinghouse

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### Accommodation Overview

**Entrance Hall, Cloakroom/W.C, Lounge, Conservatory, Dining Kitchen, Three Double Bedrooms and Bathroom.**

Set back from the road, this mid terraced three double bedroomed dwellinghouse offers spacious family accommodation within the village of Portlethen, with easy access to the shops and all local amenities including the railway station. Comprising of a large bright lounge with ample room for dining table and chairs if desired. Access to the conservatory overlooking the rear garden, family dining kitchen with light oak effect wall and base units and breakfast bar. On the upper floor, there are three good sized double bedrooms and a bathroom with shower over the bath. Gas fired central heating and double glazing. Kitchen appliances are included in the sale. Viewing is recommended to appreciate the family space this property has to offer.



## Entrance Hall

**3.89m x 1.95m (12'9" x 6'5") approx. at widest**

Entrance via a uPVC half glazed door which makes this a bright hall. Access to all ground floor accommodation and stairs to the first floor. Oak wood flooring for easy maintenance. Large storage cupboard with extra storage open area under the staircase.

## Cloakroom/W.C.

**1.72m x 1.60m (5'9" x 5'3") approx.**

With w.c and wash hand basin and heated towel rail with frosted window. Tiles on the wall to dado height with complementary tiles on the floor. Overhead cupboard housing the electric meter and fuse box.

## Lounge

**6.50m x 4.00m (21'6" x 13'3") approx. at widest**

Large and bright lounge benefitting from glazed doors to the conservatory and another two further windows make this a bright and inviting room. Neutral carpet and décor. Ample room for dining room table and chairs if desired.



## Conservatory

**3.30m x 2.54m (10'10" x 8'4") approx. at widest**

Overlooking the rear garden, this is a welcome addition to the original house. French doors lead to the rear garden. Tiled flooring.

## Dining Kitchen

**3.71 x 2.67m (12'2" x 8'8") approx.**

Fitted with light oak effect wall and base units with a contrasting roll top worktop with integrated sink, gas hob, oven and grill. Free standing dishwasher, washing machine, fridge and freezer are all included in the sale. There is a small breakfast area with space for stools. Tiled flooring.

## Upper Landing

**2.40m x 0.86m (8'0" x 2'10") approx.**

The upper landing is accessed via a carpeted staircase. This gives access to the three bedrooms, bathroom and storage cupboard which houses the gas boiler.



## Bedroom 1

**3.78m x 3.68m (12'5" x 12'1") approx. at widest**

Facing the side of the property, the room has a picture window with ample space for free standing furniture.

## Bedroom 2

**4.09m x 3.45m (13'5" x 11'5") approx. at widest.**

Overlooking the rear of the property, this is a bright room with large storage with both hanging rails and shelving. Ample space for free standing furniture.

## Bedroom 3

**4.09m x 3.00m (13'5" x 9'8") approx.**

Overlooking the rear of the garden with storage cupboard with shelving.

## Bathroom

**1.83m x 1.83m (6'0" x 6'0") approx. at widest**

Three piece suite comprising of w.c, wash hand basin and bath with electric shower above. Frosted window with a deep display sill and a cupboard with storage area. Tiled flooring.



## Outside

The property is accessed via a short paved path with stone chips to the front door with outside locked storage cupboard. To the rear of the property, there is a hedged garden mainly laid to lawn with a small seating area at the door of the conservatory.

## Location

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.

## Directions

From Aberdeen travel south on the A92 taking the first exit off the dual carriageway signposted Portlethen. Take the third exit at the first roundabout, then the second exit at the following roundabout, following the road through Hillside. Continue under the flyover, take the second left onto Thistle Drive where the property is along on the right hand side of the road, as indicated by our For Sale board.

## Notes

Gas central heating. Double glazing. EPC=C. All floor coverings, curtains, light fittings and white goods will be included in the sale.

## Viewing

Please telephone the Selling Agent's Stonehaven office.

## Office Reference: NEM/Stonehaven

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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