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WHITE BRUNTLAND FARMHOUSE, DOWNIES ROAD, PORTLETHEN, AB12 4QN



**Traditional Three Bedroomed Farmhouse
in Village Location**

OFFERS OVER
£280,000

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Accommodation Overview

Sun Lounge, Inner Hall and Lounge/Dining Room and Dining Kitchen. East Wing: Principle Bedroom, Further Double Bedroom and Bathroom. West Wing: Double Bedroom and Cloakroom.

A rare opportunity has arisen to bring to market this traditional three bedroomed farmhouse set in a quiet location in the popular village of Portlethen, with easy access to all local amenities including the railway station, retail park and secondary school. Benefitting from gas fired central heating and double glazing. The accommodation, over two floors, comprises of a welcoming sun lounge, spacious lounge/dining room with partially glazed doors to front garden, staircase to the east wing with two double bedrooms and family bathroom. A spacious dining kitchen finishes the ground floor. Stairs lead to the west wing giving access to the third double bedroom and cloakroom. Outside, ample room for parking on the driveway. The front garden is mainly laid to lawn, to the rear of the property is an enclosed low maintenance garden with large storage shed. Early viewing is highly recommended to appreciate the potential of this family home.



Sun Lounge

3.69m x 3.78m (12'1" x 12'4") approx.

Entered via uPVC security door to this useful sun lounge with windows on three aspects, ensuring maximum natural daylight with deep display sills and vertical blinds. Laminate flooring.

Inner Hall

2.85m x 1.78m (9'4" x 5'10") approx.

Centrally located and neutrally decorated with deep coving and laminate flooring. The hall gives access to the ground floor accommodation and the stairs to the west wing.

Lounge/Dining Room

10.13m x 4.54m (33'3" x 14'11") approx.

Spacious south facing lounge featuring open stone wall housing fireplace with wooden surround, gas fire is set on polished granite hearth display with shelf to side. Windows on three aspects with deep sills and doors leading to the front garden give ample natural light. A wooden staircase leads to the first floor bedrooms and main bathroom. Neutrally decorated and carpeted. Ample room for free standing furniture.



Dining Kitchen

5.29m x 4.23m (17'4" x 13'11") approx.

Generously proportioned room with a range of wall and base units with tiled splashback and contrasting worktop. Windows on two aspects. All freestanding appliances to remain including range style cooker, washing machine, dishwasher and fridge/freezer. Large storage cupboard, boiler and tiled flooring.

East Wing

3.44m x 1.19m (11'3" x 3'11") approx.

Wooden staircase from lounge leads to the galleried landing with wooden balustrades. Large velux type window giving natural light. Access to all accommodation.

Principle Bedroom

3.90m x 3.32m (12'10" x 10'11") approx.

Spacious room with picture window overlooking front garden. Ample room for freestanding furniture.

Bathroom

3.33m x 2.24m (10'11" x 7'4") approx.

Three piece suite with corner bath featuring overhead shower and hand held shower, wash hand basin and w.c. Tiled flooring and opaque window with deep display sill.



Bedroom 2

4.42m x 3.12m (14'6" x 10'3") approx.

Generously sized room with dormer window overlooking front of property. Neutrally decorated and ample room for freestanding furniture.

West Wing

Accessed from the inner hall, a carpeted staircase gives access to remaining accommodation and storage cupboard with hanging rail.

Bedroom 3

4.56m x 4.38m (14'11" x 14'4") approx.

Dormer window to side of property. Ample room for freestanding furniture

Cloakroom

1.91m x 1.27m (6'3" x 4'2") approx.

Centrally located, this handy cloakroom has a built-in wash hand basin and w.c. Extractor fan.



Outside

Large exclusive driveway with room for parking several cars. The front of the property is mainly laid to lawn with mature trees. To the rear of the property is a low maintenance area featuring a large patio and drying area. Large storage shed.

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, follow the A92 and take the second entrance to Portlethen. Take the third exit on the roundabout onto Muirend Road, then left onto Bruntland Road. Turn right onto Downies Road, follow the road around then turn left before Lethan Motors. The property is ahead as indicated by our for sale sign.

Notes

Gas fired central heating. Double glazing. EPC=E. All freestanding white goods are included in the sale.

Viewing

Please telephone 01224 783510 or 07555 297487 or the Selling Agent's Stonehaven office.

Office Reference: NEM/SS/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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