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15 BOSWELL AVENUE, PORTLETHEN, AB12 4BD



**Three Bedroomed Detached Family Home
In Popular Location**

OFFERS AROUND
£225,000

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Accommodation Overview

Ground Floor: Entrance Vestibule, Cloakroom, Lounge, Dining Kitchen, Conservatory. Upper Floor: Master Bedroom with En Suite Shower Room, Two Further Bedrooms, Family Bathroom. Outside: Front and Rear Gardens, Driveway.

We are delighted to bring to sale this three bedroomed detached family home located in a popular area of Portlethen within walking distance of all local amenities including the railway station, shops, primary and secondary schools. Benefiting from gas central heating and double glazing the neutrally decorated accommodation comprising of a bright lounge with access through to a dining kitchen which in turn flows into the lovely conservatory. Upstairs there are two double bedrooms, one with an en suite shower room, a single bedroom and a family bathroom. Outside there is a driveway providing off street parking, a grassed front garden and to the rear there is an attractive fully enclosed garden providing a safe play area for both children and pets.



Entrance Vestibule

Entered via a white uPVC exterior door with decorative glazing. Radiator cover.

Cloakroom

Fitted with a modern white w.c and wash hand basin with vanity unit, mosaic tiled floor and opaque window.

Lounge

5.38m x 4.42m (17'8" x 14'6") approx.

This bright lounge with neutral décor has a large window overlooking the front garden and benefits from underfloor heating. Hive heating controls. TV point. Spotlight light fitting. A carpeted staircase ascends to the upper floor accommodation.

Dining Kitchen

4.40m x 3.14m (14'5" x 10'4") approx.

The smart kitchen is fitted with a good range of white shaker style wall and base units with plenty work surfaces incorporating a sink and drainer with a subway style tiled splashbacks. Built in electric oven and gas hob, integrated fridge and washing machine. Tiled flooring. Under stairs storage cupboard which also houses the consumer unit. Space for dining table and chairs. Note—shelving in kitchen will be removed.



Conservatory

4.35m x 2.53m (14'3" x 8'4") approx.

A wonderful addition to the property the conservatory has windows on three sides allowing an abundance of natural light to flood into the space. Ample room for freestanding furniture. Patio doors give access to the rear garden. Tiled flooring. All fitted blinds are included in the sale.

Upper Hallway

Gives access to all remaining accommodation with a window allowing plenty natural light into this area. Loft hatch. Built in airing cupboard for storage.

Master Bedroom

3.54m x 2.65m (11'7" x 8'8") approx.

The master bedroom overlooks the front of the property with space for freestanding bedroom furniture.

En Suite Shower Room

2.52m x 1.31m (8'6" x 4'4") approx.

An en suite fitted with a white w.c. and wash hand basin with vanity unit with subway style tiles. Aqua panelled shower enclosure housing a Mira electric shower. Opaque window. Extractor fan. Vinyl flooring.



Bedroom 2

3.20m x 2.48m (10'6" x 8'2") approx. at widest point

This bedroom overlooks the rear garden. Space for bedroom furniture. Built-in wardrobe space.

Bedroom 3

2.65m x 1.75m (8'8" x 5'9") approx.

A single bedroom currently a nursery is located to the front of the property.

Family Bathroom

1.86m x 1.70m (6'1" x 5'7") approx.

This partially tiled family bathroom is fitted with a three piece white suite comprising a w.c., wash hand basin incorporating a vanity unit and a bath with over bath Mira electric shower. Opaque window. Vinyl flooring.



Outside

The front garden is low maintenance and laid to lawn with low level fencing. A driveway gives off street parking and leads to a gate which gives access to a fully enclosed and private rear garden, an ideal safe play area for children and pets. Laid to lawn with a dedicated patio area. Outside tap. Two Sheds.

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 the direction of Aberdeen travel South on the A92 dual carriageway taking the second entrance into Portlethen, take the second exit at the roundabout turning first right onto Boswell Road, take the second right into Boswell Avenue and the property is located on the right hand side as indicated by our for sale board.

Notes

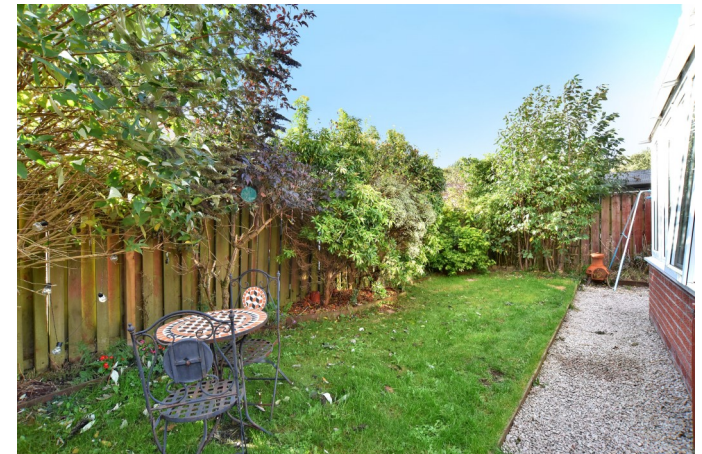
Gas central heating. Double glazing. EPC=D. All curtains, light fittings and floor coverings will be included in the sale. Shelving in kitchen will be removed. Freezer may be available if required.

Viewing

Please telephone 07545 044557 or contact Selling Agent's Aberdeen office.

Office Reference: NEM/LM/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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