



99Home Ltd.

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3 Bed Detached In Hillside Place Hillside, Portlethen, AB12 4TH

£260,000



Ref: 17 498





SHORT DESCRIPTION

Property Ref: 17498 Fabulous family home in the sought after Hillside location of Portlethen. Perfectly positioned within a quiet cul de sac with a play park at its centre visible from your front windows and right across from the front door. A 3-4 bedroom executive detached home which forms part of the popular Stewart Milne Leathan Fields Development. The property is within easy walking reach of Hillside Primary School and a bit further Portlethen Academy. There is a variety of shops around the corner including a Co-Op and Domino's, a few minutes drive brings you to Portlethen retail park, including Asda, Matalan, McDonalds, Home Bargains, Argos and more. Portlethen is a thriving suburb located in the South of Aberdeen and is within easy commuting distance of the City, Dyce Airport and the industrial estates of Tullos and Altens. Nearby bus stops and close connectivity to the A92 with city centre just 10 minutes drive away. The house comprises a welcoming entrance hallway leading to a sweeping turned staircase. Downstairs is an elegantly proportioned lounge, fully fitted dining kitchen with double patio doors, cloakroom toilet and versatile family room perfect for a 4th bedroom for teenagers or visitors or a separate dining room -kids playroom -office -gym etc Upstairs, there are three bedrooms, one of which benefits from a en suite shower room. Bedroom 1 & 2 both have fitted wardrobes. The family bathroom is fitted with a white three piece suite incorporating a shower over the bath and glass screen. To the fronts, is a large block driveway and garden, with on street parking as well. The generous rear garden is mainly laid to lawn. The garden is not overlooked and enjoys a fantastic sunny position. There is an in built storage room to the back of the house containing the boiler and plenty of room for tools, garden furniture and lawn mower etc. 97m2 Gas central heating and double glazing Popular location Ideal family home Versatile family room Recarpeted through out Last purchased for £270k in 2015 as per Land Register Property Type: Detached Full selling price: £260000.00 Pricing Options: Offers in excess of Tenure: Freehold EPC rating:C Measurement: 1044.1 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Driveway, Private, On street Heating Type: Double Glazing, Gas Central Heating Possession of the property: Self-occupied -----

3

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

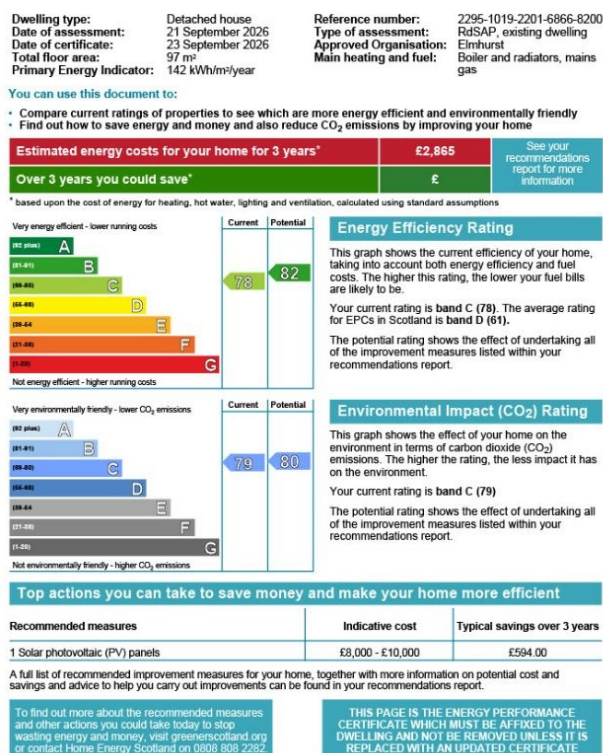
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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