



**McEwan Fraser Legal**

Solicitors & Estate Agents

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29 Wellington Drive

NIGG, ABERDEEN, AB12 4LE



THE LOCATION

NIGG, ABERDEEN

Nigg is a popular suburb situated south of Aberdeen City and ideally positioned for accessing the numerous businesses at Altens and Tullos and the expanding opportunities further south at Hillside and Portlethen. The recently opened AWPR (Aberdeen Western Peripheral Route) offers convenient commuting to all areas north and south of the city. Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas.

Nigg is ideally situated between the coastal suburbs of Cove and Portlethen where there is a wide range of amenities and community facilities, including children's nurseries. Schooling at the primary level is also well catered for at Hillside Primary, with secondary education close by at Portlethen Academy. There is shopping at the nearby Portlethen Retail Park, hosting an Asda supermarket, Argos and McDonalds. Altens retail park with Ikea, Makro, and Starbucks is a short drive. Also offering leisure facilities at Pure Gym and the Aberdeen Altens Hotel. The location is also highly convenient and a short drive to the retail parks at the Bridge of Dee and Robert Gordon University.

THE PROPERTY

29 WELLINGTON DRIVE

The property is located within a modern and popular residential development south of Aberdeen in the suburb of Nigg, initially, a three-bedroom but has been thoughtfully extended by converting the garage to a spacious fourth bedroom or second reception room. Occupying two levels of accommodation, the property features gas central heating and double-glazed windows and doors. The property is presented for sale in a walk-in condition, and would be an excellent first-time purchase and would suit a young family or professional couple.

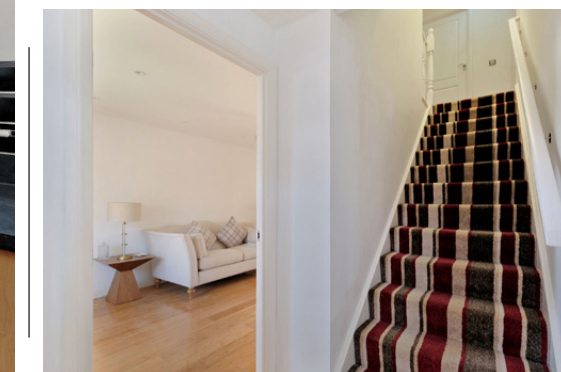
Accommodation comprises; an entrance hallway, leading to all other accommodation, a spacious bright lounge with a bay-style window, a dining kitchen with patio doors to the rear garden and a utility leading to a guest WC. The converted garage is also accessed from the hall providing the fourth bedroom or second reception room.

On the upper floor is the master en-suite

bedroom with changing/dressing area and en-suite shower room. Two further bedrooms again with fitted wardrobes and a centrally located family bathroom with shower over the bath completes the accommodation. In addition, there are ample storage cupboards on both floors.

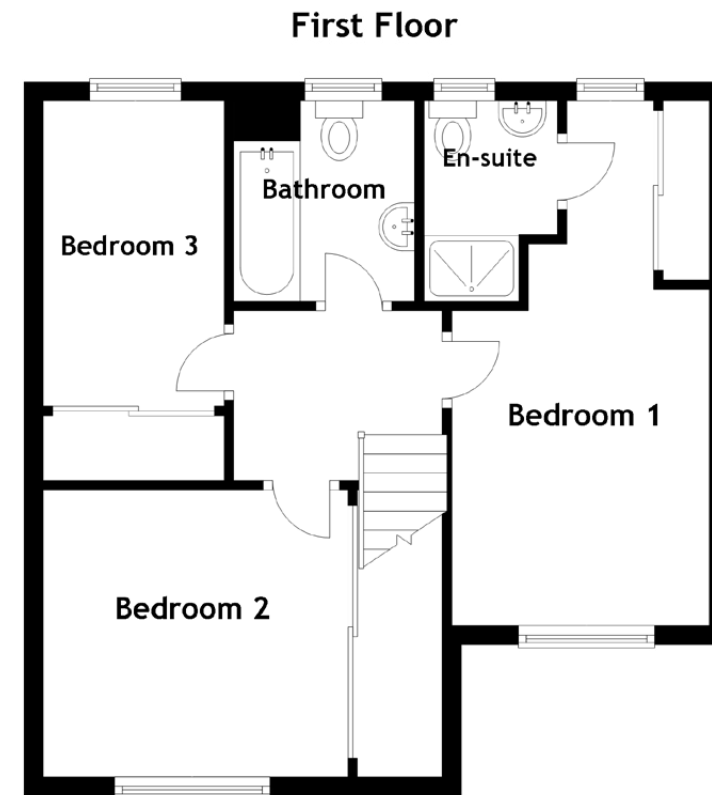
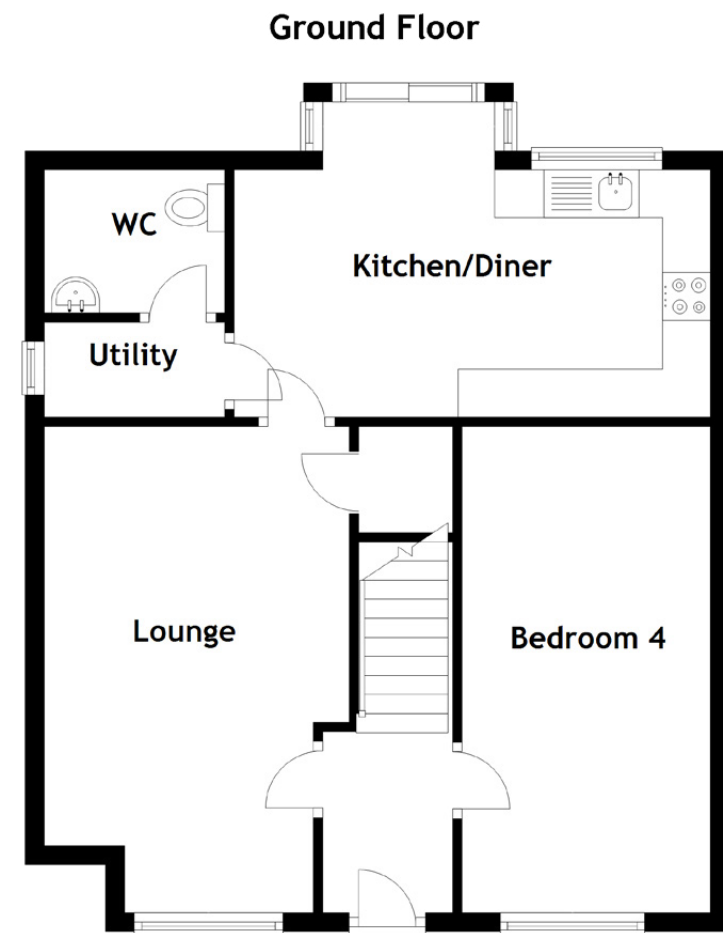
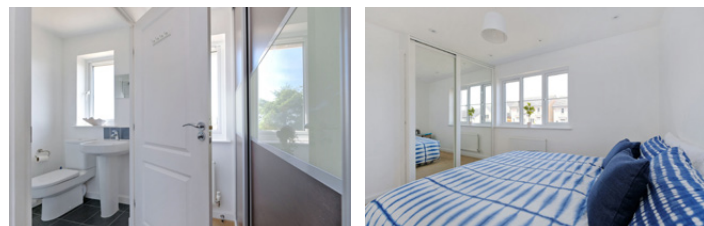
To the front, the gardens are laid mostly to lawn with some shrubs and potted plants adjacent and has a tarred driveway providing off-street parking for at least two vehicles. The rear garden which can be accessed via the side of the house or directly from the rear patio doors has a large wooden decked area with a further patio area laid to decorative stone that has a purpose-built barbeque stand, perfect for some al-fresco dining and enjoying the sun.

The remainder of the garden is laid to lawn with a scattering of shrubs and potted plants and the rear garden is gated on both sides with a high perimeter fence making a safe and secure environment for children and pets alike.



SPECIFICATIONS

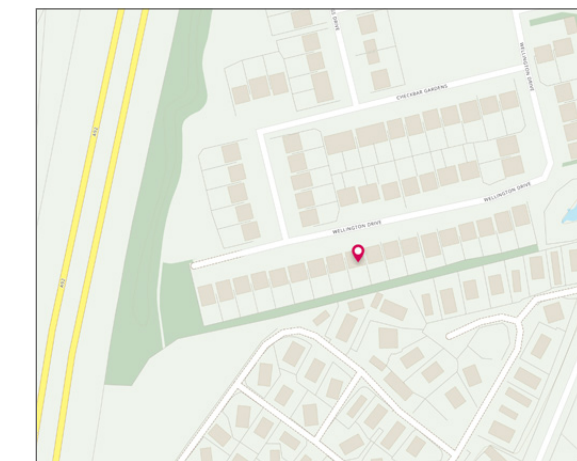
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen/Diner	5.00m (16'5") x 3.30m (10'10")
Bedroom 1	5.50m (18'1") x 2.70m (8'10")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 1.90m (6'3")
Bedroom 4	5.10m (16'9") x 2.60m (8'7")
Bathroom	2.10m (6'11") x 1.90m (6'3")
En-suite	2.10m (6'11") x 1.40m (4'7")
WC	1.90m (6'3") x 1.50m (4'11")
Utility	1.90m (6'3") x 0.99m (3'3")

Gross internal floor area (m²): 98m²
EPC Rating: C





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