

49 Alder Drive

PORTLETHEN, ABERDEENSHIRE, AB12 4WA



*A RARE OPPORTUNITY TO PURCHASE A DETACHED
BUNGALOW WHICH IS IN MOVE-IN CONDITION*



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McEwan Fraser Legal is delighted to present this 3 bedroom detached bungalow, close to local amenities in Portlethen. The property is in walk-in condition with the current owners making many alterations and modernisation's during their ownership, such as a newly installed boiler and new kitchen, leaving any prospective buyer with a turnkey opportunity, just unpack and start enjoying your new home.

The property comprises of:

- A fully equipped modern kitchen, recently installed
- Spacious, light semi-open living area
- 3 bedrooms with included storage
- 1 Bathroom
- Upgraded garden with new decking and greenhouse, which could be converted to a summer house

In addition to this, the property includes front and side parking (with space for 3 cars) and a garage.

If the need arises for a growing family, then the property also has the potential to be extended further into the loft (planning approved 2009) with a space that could potentially accommodate another bedroom and en-suite bathroom.



the lounge

kitchen/diner

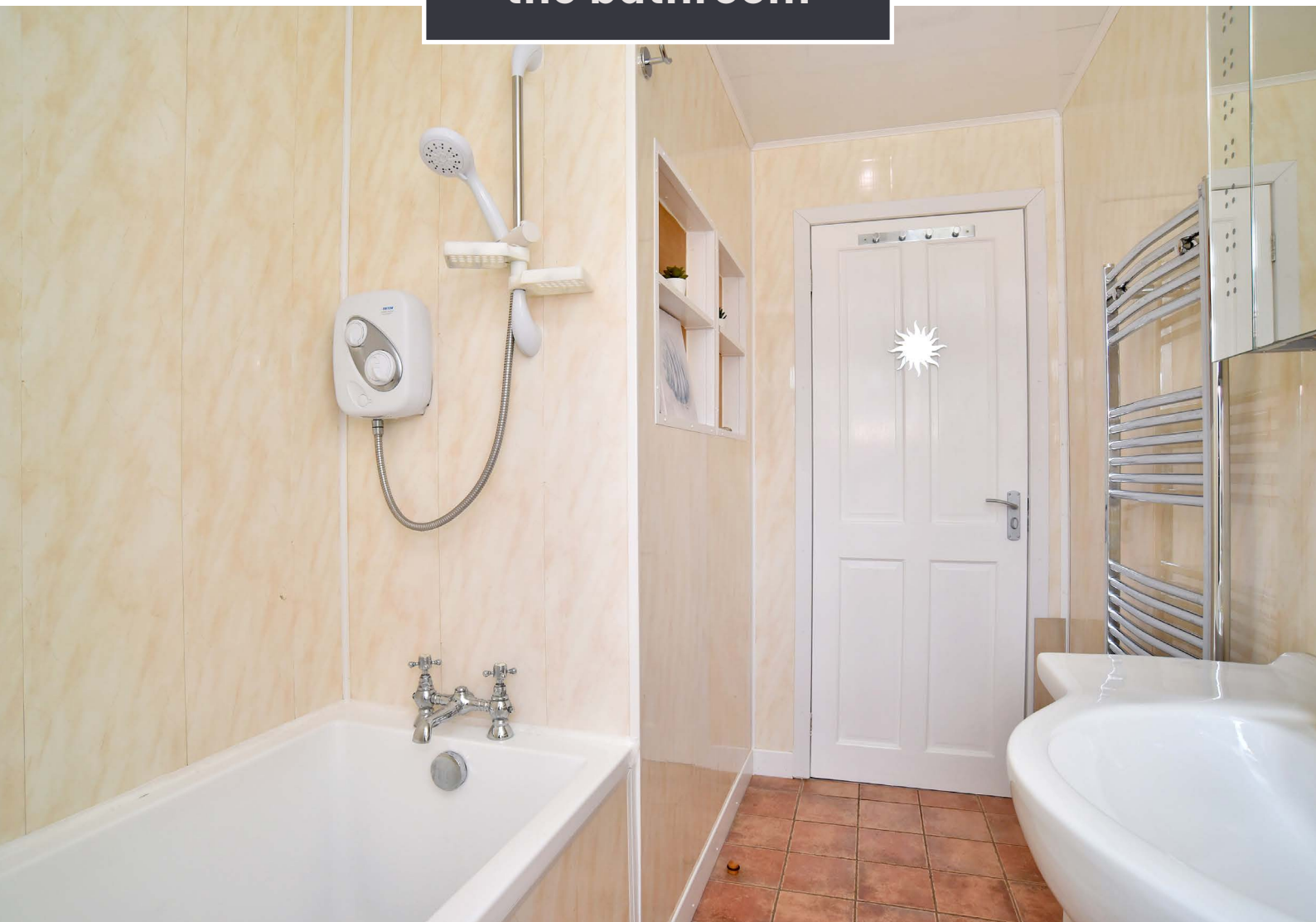


the bedrooms





the bathroom





Gross internal floor area (m²): 82m²

EPC Rating: C





The property is in walking distance to,primary and secondary schools, local pub and takeaways, a convenience store and swimming pool. A new Aldi store is to open late 2021 supplementing the existing Asda store.

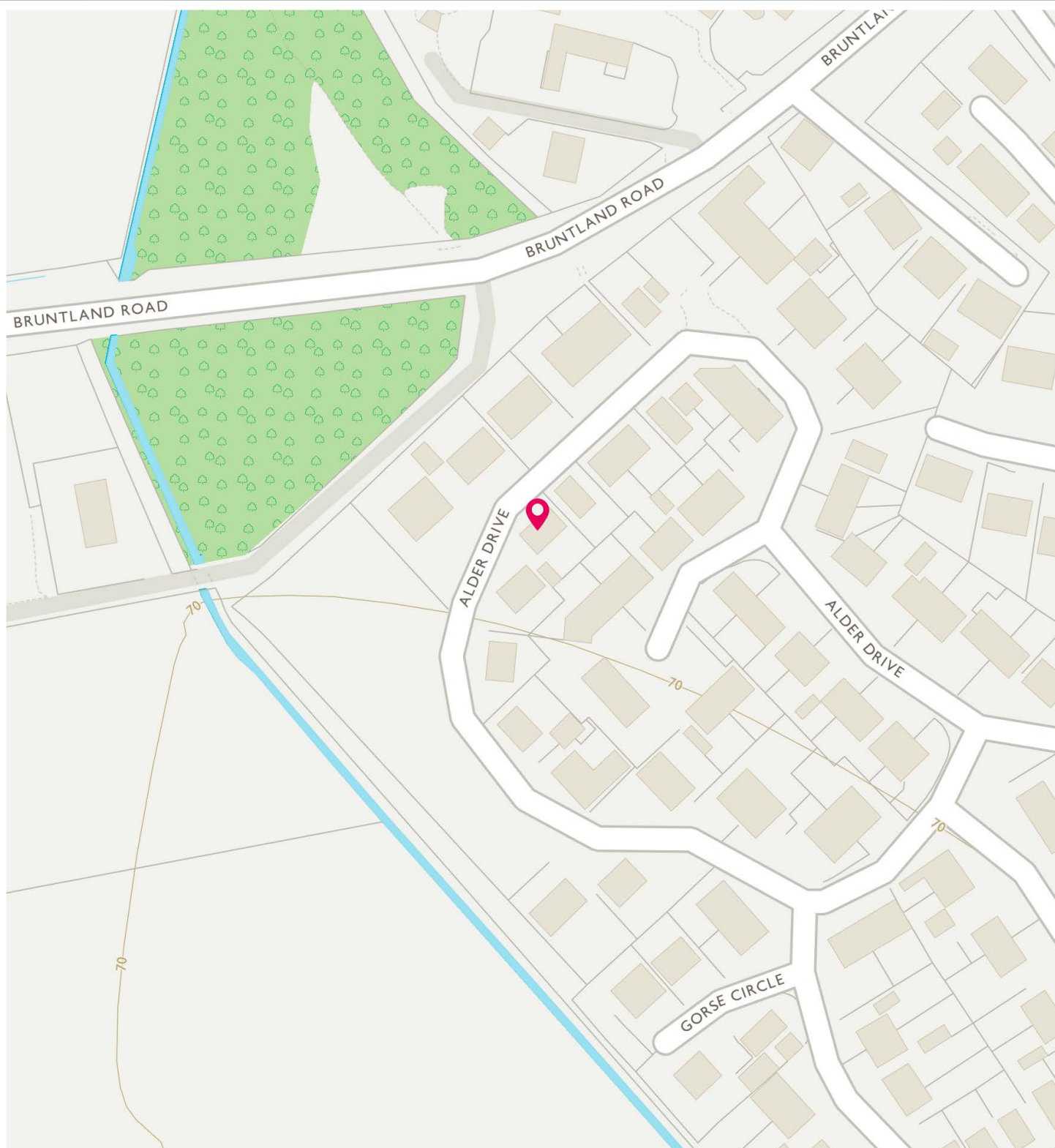
Recreational facilities include a bowling green, swimming pool, and a challenging eighteen-hole golf course. The tranquil, picturesque coastal villages of Downies and Old Portlethen are a short distance to the east of this property, where there is pedestrian access onto the shoreline.

Aberdeen city approximately six miles to

the north and is easily commutable. It is well served by regular local transport links from Portlethen by train and bus, making it particularly convenient for those commuting by car to the commercial areas. Aberdeen provides all that one would expect from a modern city, including many shopping malls, restaurants, theatres and a multitude of activities for the outdoor enthusiast.

Further afield is the Aberdeen international airport offering both national and international flights.





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Part
Exchange
Available



Text and description
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Layout graphics and design
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