



*THREE-BEDROOM END-TERRACE  
WITH DECKING FRONT AND BACK*



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51 Argyll Place is a fantastic opportunity to purchase an immaculate walk-in condition, three-bedroom end-terrace property with decking front and back on a sizeable plot.

This spacious, beautifully presented property has been refurbished and redecorated to a high standard. The property boasts many features, fresh neutral décor throughout and recent floor coverings. The property is set over two levels and is in pristine walk-in condition.

You enter the accommodation into a small vestibule, which accesses the ground floor accommodation. On this level are a bright open lounge, which extends to triple aspect sun room (including two roof velux) a convenient WC by the back door, a contemporary kitchen diner with an excellent base, wall-mounted units, and contrasting work surfaces, with a back door leading to the spacious decked rear garden. The Kitchen has a Bosch electric oven, Samsung 5 ring gas hob, modern vertical radiator with the Hotpoint washing machine & dishwasher all included in the sale.

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# The Kitchen









Climbing the stairs are two good size double bedrooms (the main bedroom benefits from superb fitted wardrobe space) plus an ample child's bedroom/WFH space. A recently refurbished family bathroom completes the accommodation with a separate rain shower and bath.





**Bedroom 1**







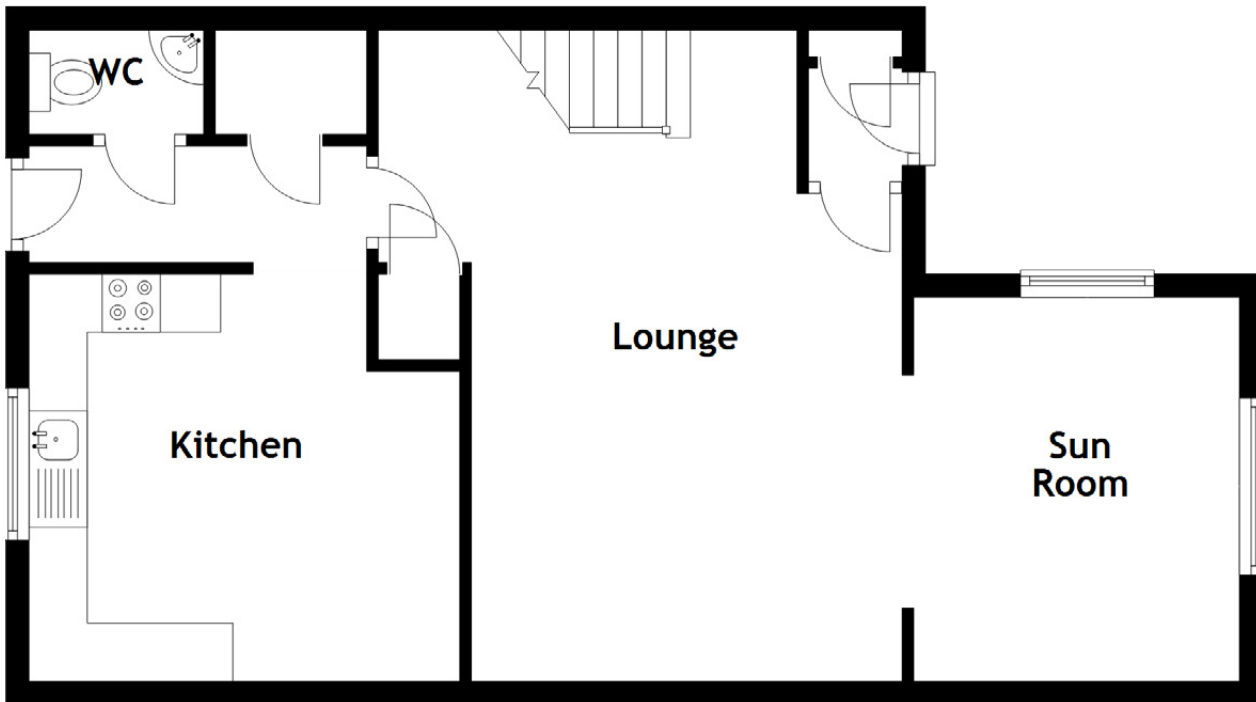
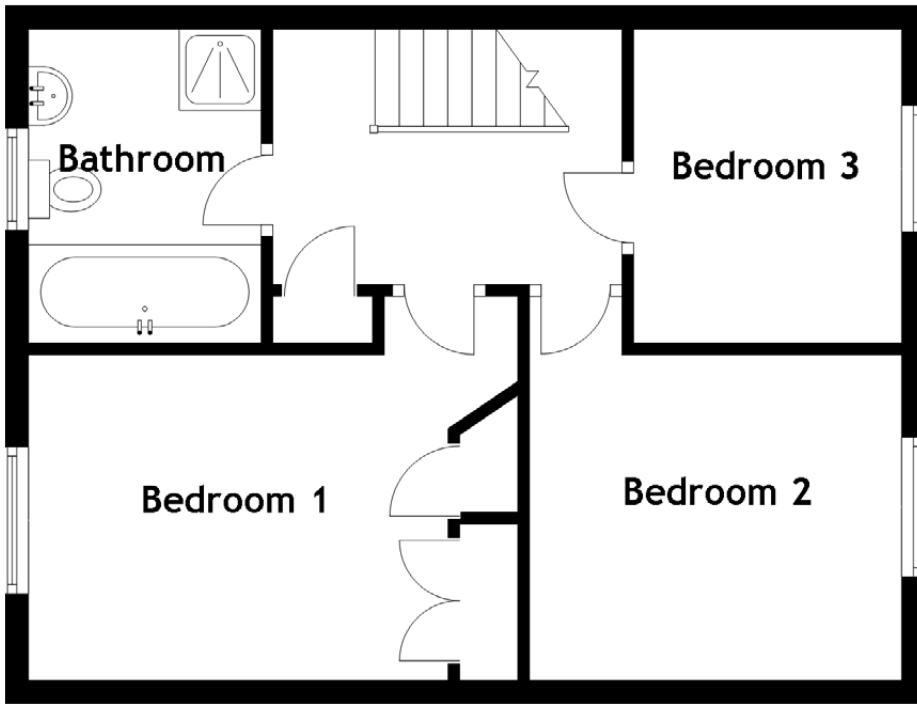
**Bedroom 2**





**Bedroom 3**





Approximate Dimensions

(Taken from the widest point)

Lounge	5.40m (17'9") x 3.70m (12'2")	Bedroom 3	2.70m (8'10") x 2.30m (7'7")
Kitchen	3.70m (12'2") x 3.50m (11'6")	Bathroom	2.70m (8'10") x 2.00m (6'7")
Sun Room	3.30m (10'10") x 2.80m (9'2")		
WC	1.50m (4'11") x 0.90m (2'11")	Gross internal floor area (m <sup>2</sup> ): 92m <sup>2</sup>	
Bedroom 1	3.60m (11'10") x 3.30m (10'10")	EPC Rating: C	
Bedroom 2	3.30m (10'10") x 3.20m (10'6")		



This property offers bright, generously sized accommodation, full UPVC double glazing and gas central heating throughout, and partially floored loft space accessed via a Ramsay ladder.

To the front of the property is a fully fenced stone patio with raised decking and an impressive stone barbeque oven. The rear garden also has a large raised deck and stone patio with a considerable garden-width wooden shed, which creates a safe environment for children and pets alike.

## The Property



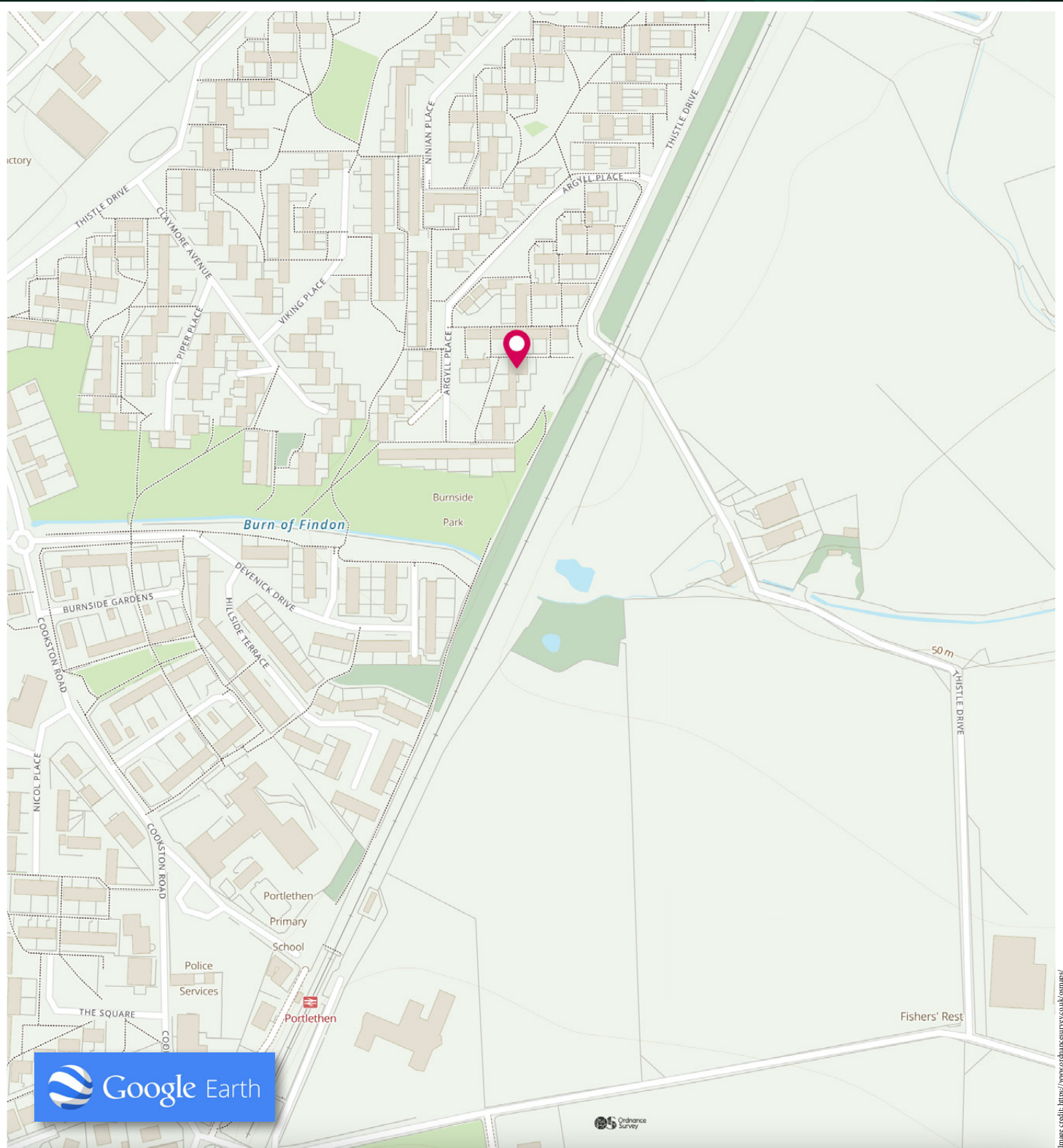
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The town of Portlethen boasts a wide range of amenities, including three primary schools and a well-respected modern secondary school, a health centre, dentists, vets, public houses, a variety of convenience stores serving everyday needs and a range of larger stores including an ASDA superstore, Aldi and Home Bargains. Recreational facilities include a bowling green, a swimming pool, and a challenging eighteen-hole golf course. The tranquil, picturesque coastal villages of Downies and Old Portlethen are a short distance from the property.

Aberdeen City is approximately six miles to the north. It is easily commutable and is well served by regular local transport links from Portlethen by train and bus, making it particularly convenient for that commute by car to the commercial areas of Tullos and Altens.

Aberdeen provides all that one would expect from a modern city, including many shopping malls, restaurants, theatres and activities for the outdoor enthusiast. Further afield is the Aberdeen international airport, offering both national and international flights.

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